

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, September 11, 1973, in the Council Chamber at approximately 9:30 a.m.

PRESENT: Deputy Mayor Alderman Massey
Aldermen Bowers, Harcourt, Hardwick,
Linnell, Marzari, Rankin and
Volrich

ABSENT: Mayor Phillips (on civic business)
Alderman Gibson
Alderman Pendakur

CLERK TO THE COUNCIL: D. H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Deputy City Clerk advised that the 'In Camera' Committee approved the items for an 'In Camera' meeting later this day with the exception of one, which it was agreed would be considered in open session.

ADOPTION OF MINUTES

(1)

MOVED by Ald. Volrich,
SECONDED by Ald. Linnell,

THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated August 28, 1973, be adopted after amendments as follows:

- (a) that the action of Council, shown on pages 29 and 30, on the matter of Electoral Reform in respect of submission of the ballot, be changed to the extent that the following be included as a preamble to the three questions in order that the statement appropriately will appear on the ballot:

"In electing Aldermen to the City Council, three alternative systems have been discussed:

- (1) A system in which all Aldermen are elected on a city-wide basis. This is referred to as an 'at large' system, and this is the system presently in effect in Vancouver;
- (2) A system in which all Aldermen are elected from specific areas of the City. This is referred to as a 'full ward' system;
- (3) A system in which some Aldermen are elected on a city-wide basis and some are elected from specific areas of the City. This is referred to as a 'partial-ward' system."

- (b) that the words "to Council" be struck from the motion of Alderman Rankin shown on page 10 in respect of Development Permit Application No. 63713: 825 Homer Street.

- CARRIED UNANIMOUSLY

(ii)

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT the Minutes of the Special Council meeting (Public Hearing) dated September 6, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell, SECONDED by Ald. Hardwick,

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor, Alderman Massey in the Chair.

- CARRIED UNANIMOUSLY

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UNFINISHED BUSINESS

It was agreed to defer the following matters for consideration later this day following the hearing of delegations:

- (a) Development Permit Application: Sands Motor Hotel
- (b) Senior Citizens Highrise: 2229 Maple Street

1. Development Permit Application:
N/E corner Georgia & Bute Streets

The Council further considered the report of the Director of Planning and Civic Development, dated July 13, 1973, concerning a development permit application by A.E. LePage Western Ltd., in respect of property at the N/E corner of Georgia and Bute Streets.

MOVED by Ald. Hardwick,

THAT the foregoing development permit application be referred to the Director of Planning and Civic Development to be processed in the normal manner.

- CARRIED UNANIMOUSLY

2. Twice Yearly Billing and Collection
of Real Property Taxation

The Council further considered the following extract from the report of the Standing Committee on Finance and Administration dated August 16, 1973:

The Committee considered a Board of Administration report dated July 9, 1973 concerning the billing and collection of real property taxes on a twice yearly basis. The report gave background, the concept of the present proposal, the options to implement the proposal, the financial effects, and reference was made to the charter amendment required.

The report summarized the proposal as follows:

"Real property tax billings on a frequency greater than once a year are fairly common in Canada, particularly in Ontario. The concept of an estimated billing of approximately one-half of the taxes, to be payable by February 1, with the balance billed in late May, payable by the beginning of July, has considerable merit from the point of view of the City's financial position i.e. eliminates short term borrowing for operating purposes and greatly increases the City's short term investment income (\$900,000 to \$1,400,000 per year), and, in my opinion, on balance benefits the single family residential category of property but not the other categories.

If Council decides to implement the twice yearly billing for 1975 then I would strongly recommend that we proceed to implement it on the basis proposed in the report (approximate additional annual operating costs \$100,000 - \$150,000), specifically by means of a sophisticated computer system that recognizes the long-term trend that other operations of the City could and would benefit from the same type of system for their operational and information needs.

This is a conceptual solution and the details remained to be determined. The next step is Council approval or disapproval of the concept of twice yearly tax billing and collection. If Council approves the twice yearly concept we would then proceed to develop the details of implementation for report back to Council with specific detailed recommendations. The development and design work is complex and will take a considerable length of time. If a decision in favour of twice yearly billing is unduly delayed then implementation could probably not take place until 1976. If Council decides against the twice yearly concept then of course no problem exists."

The report concluded with the following recommendations of the Director of Finance providing Council wished to proceed to implement the proposal of twice yearly billings and collection of taxes:

"That implementation be along the lines proposed in the report, particularly regarding the computer system, and that I be directed to report back with specific detailed recommendations for Council approval (probable timing Sept. - Oct. 1973)."

cont'd...

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UNFINISHED BUSINESS (cont'd)

Twice Yearly Billing and Collection
of Real Property Taxation (cont'd)

"That Council request the Corporation Counsel to draft Charter Amendments giving Council much greater flexibility in the billing and collection of real property taxes."

The Committee, after due consideration, RECOMMENDS:

THAT the foregoing recommendations of the Director of Finance be approved, but that an effort be made to implement the proposal in 1975.

MOVED by Ald. Bowers,

THAT the Corporation Counsel draft Charter amendments giving the Council much greater flexibility in the billing and collection of real property taxes.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

THAT the recommendation of the Committee contained in the foregoing report be approved.

- CARRIED

(Alderman Rankin voted against the motion)

MOVED by Ald. Rankin, in amendment,

THAT the following words be added to the motion of Alderman Bowers:

'only in respect of taxes paid by mortgage companies or other such organizations and that homeowners who pay on an individual basis be excepted'.

- LOST

(Aldermen Bowers, Harcourt, Linnell, Marzari, Massey and Volrich voted against the motion)

MOVED by Ald. Linnell, in amendment,

THAT the following words be added to the motion of Alderman Bowers:

'further that the homeowners' grant for one year be taken from the first payment'.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Marzari, Massey and Volrich voted against the motion)

It was agreed to vary the Agenda to consider the report of the Special Committee re Provincial Courts Building at this time.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. Report of Special Committee re
Provincial Courts Building
September 10, 1973

The Special Committee re Provincial Courts Building submitted the following report under date of September 10, 1973 on the matter of Courtroom decor and security staffing:

"Your Committee, which has been meeting since March 5, wishes to submit the following two items to Council for consideration as, in the opinion of your Committee, policy decisions on these matters must be made and, if agreed to, substantial additional funds provided for the new Provincial Courts building and its operation.

cont'd...

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Provincial Courts Building (cont'd)

1. Courtroom Decor

Harrison, Plavsic & Kiss, the architects for the new Provincial Courts, had designed the courtrooms within the constraints of the funds available as provided by Council and also in consultation with the Judges, the Prosecutor and the Police Department.

At the March 5 meeting, the District Judge and the City Prosecutor commented on the courtroom design and the Committee agreed they should review the matter of layout and finishing decor with the architect.

At the March 22 meeting, the District Judge advised the Committee that he had arranged a meeting with the architects during the following week and the Chairman suggested that this matter be left pending further report-back from the District Judge if there was a strong difference of opinion. At the May 11 meeting considerable time was devoted to these items and an extract of that minute is attached as Appendix A. The matter was again brought up at the June 26 meeting and the extract of that minute is attached as Appendix B.

The item was again discussed by the Committee on August 24 and the extract of that minute is attached as Appendix C.

Also attached for your information are copies of the architects' and contractors' supporting information. (Appendix D).

The Committee at its meeting of August 24 passed the following resolution:

"THAT the second option, i.e. the partial panelling on the wall behind the Judge and the removal of the wood from the walls and ceiling of the Court Rooms, be reported to Vancouver City Council with all the necessary background material, and that the Director of Finance be asked to advise on the source of additional funds."

The Director of Finance advises that additional funds would be supplied from 1973 unallocated Supplementary Capital Budget.

2. Security Staffing in Courtrooms

The District Judge and other members of his staff and the City Prosecutor and representatives of that staff have been present at all of the meetings of the Committee and during the Committee's series of meetings the item of security in the courtrooms themselves has been a topic of discussion.

The Administrative Analyst held two technical meetings at which the Senior Judge outlined his proposed method of assigning cases to the various courtrooms.

This would be done on a rotation basis as the informations were numbered and would, it is anticipated by the Senior Judge, have advantages for the Judges, the Police Department, witnesses and for the Prosecutors, both City and Federal. The detail of this is attached as Appendix E which is an extract of the meeting of July 26.

Also attached is the minute of the meeting of August 2 at which further discussion occurred on the matter. (Appendix F).

The implementation of this "rotation" system will require the provision of security for each of the 14 courtrooms, rather than the 4 courtrooms at present and to provide this security an increase in the establishment of the Police Department will be required.

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Provincial Courts Building (cont'd)

It should be pointed out that the security is being provided not only for the custody of those persons who are actually in the control of the Police Department but also for the protection of the Judges and other court officers from the potential of physical damage from either the accused or other members of the public who might be present in the courtroom.

At the August 24 meeting of the Committee the Board of Administration submitted under date of August 10 a report of the Administrative Analyst which deals in detail with dates and costs for providing the security staff through the Police Department and discusses additional staff which will be required because of the increase in the number of courtrooms available. (Appendix C)

The Chief Judge pointed out that the implementation of the "rotation system", which will require the security arrangements, anticipates considerable saving in police overtime costs for witnesses and will allow the courts to handle the number of cases in a more efficient manner, thereby reducing the overall court expenses. A specific cost estimate, unfortunately, cannot be allocated at the present time.

The following is an extract from the August 24 meeting of the Committee:

"3. Security Staffing in Court Rooms

The Committee had before it the report of the Board of Administration, dated August 10th, 1973, which gave in detail the investigation made by the Methods Analyst on the cost and related items required for providing for security in all 14 Court Rooms while the Courts are in session. The report also made recommendation concerning the implementation of this proposal.

The Chief Judge made reference to a letter of his, dated October 16, 1970, pointing out the need for greater security in the Court Rooms for the protection of the Judges, Prosecutors, and other personnel.

The representatives of the Police Department suggested urgency if this system was to be implemented as there would be the necessary training time in the Police Academy for the additional Police Constables prior to their being available to operate in the Court Rooms.

After further discussion, the Committee,

RESOLVED:

THAT the matter of the provision of additional funds to provide for the implementation of security in all 14 of the Court Rooms as opposed to the present 4 security Court Rooms, be referred to Vancouver City Council. "

Your Committee submits the request of the Senior Judge for security staffing and the background material for the CONSIDERATION of Council and notes that the Director of Finance advises that funds are not available in the 1973 Police Department Budget for this increase in staff and if approved would have to be provided from Contingency Reserve.

Your Committee notes that if Council concurs with the granting of funds for the development of this arrangement the Police Department will require approximately 4 months' lead time for the recruitment and training of the additional constables required."

District Judge Eckardt and Judge Bewley addressed the Council giving their views on the matter of courtroom decor and security, etc.

cont'd.....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Provincial Courts Building (cont'd)

(i) Decor

MOVED by Ald. Bowers,
THAT the City Council not approve changes in the decor of the courtrooms as requested but instruct the architect to proceed with the installation of the original hemlock panelling.

- CARRIED

(Alderman Linnell voted against the motion)

MOVED by Ald. Volrich,
THAT the matter of the decor of the courtrooms be deferred for consideration in one week.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Marzari, Massey and Rankin voted against the motion)

The motion to defer having lost, Alderman Bowers' motion was put and CARRIED.

(ii) Security

MOVED by Ald. Bowers,
THAT the matter of security staffing in courtrooms be referred to the Standing Committee of Council on Finance and Administration for consideration and report back to Council, after receiving all relevant reports on the subject such as:

- (a) report from the Chief Constable on the analysis of savings in respect of police overtime;
- (b) report from the Administrative Analyst on the efficiency aspects inferred;
- (c) report from the Director of Finance on the various financial aspects and implications.

- CARRIED UNANIMOUSLY

(It was agreed that additional information from District Judge Eckardt and Judge Bewley be obtained and provided to the Finance Committee)

Provincial Courts Act

MOVED by Ald. Rankin,
THAT the Provincial Courts Act, insofar as those matters which affect the City of Vancouver, be referred to the Board of Administration for clarification as to the respective responsibilities.

- CARRIED UNANIMOUSLY

During consideration of the foregoing matters, the Council recessed and following an 'In Camera' meeting in the Mayor's Office, recessed to reconvene in open session at 1:30 p.m.

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The Council reconvened in the Council Chamber at approximately 1:30 p.m., still in Committee of the Whole, with the following members present:

PRESENT: Deputy Mayor Alderman Massey
Aldermen Bowers, Harcourt, Hardwick,
Linnell, Marzari, Rankin and
Volrich

ABSENT: Mayor Phillips (on civic business)
Alderman Gibson
Alderman Pendakur

UNFINISHED BUSINESS (cont'd)

3. Report of Standing Committee on
Community Development, August 16, 1973

The Council further considered the report of the Standing Committee on Community Development dated August 16, 1973, containing clauses identified as follows:

- Cl. 1: Rivtow Straits Ltd.
- Cl. 2: Champlain Heights Areas E & F - Implications of Density related to Development Proposals
- Cl. 3: Policy on Relocation of Tenants

MOVED by Ald. Volrich,

THAT the recommendations of the Committee contained in Clause 1 of the report be approved, and clauses 2 and 3 of the report be received for information.

- CARRIED UNANIMOUSLY

4. Report of Special Committee re
False Creek, August 4, 1973

The Council further considered the following clause of the report of the Special Committee re False Creek, dated August 4, 1973:

Clause 2: Sub-Area 10 - Conceptual Land
Use Plan and Water-Edge Treatment

Mr. Ken Harford of Acoustical Engineering was introduced to the meeting and, as the representative of that firm, spoke to their report on noise in Sub-area 10 (On file with City Clerk).

Mr. Harford explained the method of evaluating noise and submitted to the meeting copies of three extracts of the consultants' main report dealing with speech interference levels of noise, noise pollution level zones in Area 10 and suggested noise pollution level contours if their recommendations were implemented. (Appendix "A"). Mr. Harford pointed out the sources of noise in Sub-area 10 and advised that the expansion joints on the Burrard and Granville Street bridges adjacent to Sub-area 10 were significant contributors, along with road and rail traffic and certain industrial operations in and adjacent to Sub-area 10.

Mr. Harford then explained how noise control devices might be economically installed on the two bridges to reduce their noise level and other treatments which would reduce the noise pollution level contours in Sub-area 10 down to a point where residential land use would be a viable condition.

The members of the False Creek Planning Team submitted to the Committee, under date of August 14, 1973, a report entitled "Area 10 Concept Plan" which contained recommendations leading to the adoption in principle of concept plans attached to the report (Appendix "B"). The report advised that Sub-area 10 could be a suitable location for residential accommodation using normal construction methods. The various factors having an effect on this area suggested that the residential accommodation should be directed at a younger age level and that a greater area be designated for commercial use, particularly near the bridges.

cont'd.....

UNFINISHED BUSINESS (cont'd)

Report of Special Committee re
False Creek, August 4, 1973 (cont'd)

The report also talked on pedestrian and vehicular circulation and parking and proposed a connection from Sub-area 10 under Burrard Bridge through Vanier Park to the right-of-way lying to the north of Greer Avenue, plus other city street modifications and alternatives.

The report suggested that Sub-Area 10 would be best as an active environment with the eastern part basically commercial with residential and the western part predominantly residential with some commercial and office accommodation. Transportation would be predominantly based on the concept of keeping the area vehicle-free with parking adjacent to a proposed roadway paralleling the present C.P.R. right-of-way.

Under date of August 13, 1973 the False Creek Planning Team submitted a report on "Water's Edge in Area 10". Attached to that report was a proposed shoreline location and sectional drawings and perspectives giving some detail of the seawall when constructed (Appendices "C1" to "C5"). The Committee was advised that, concerning the National Harbours Board development, there is an existing shore treatment which will be retained as well as an existing pier presently adjacent to the Western Outboard Marine property.

In the plans of the area the soil conditions require specific and alternate treatment to provide a permanent shoreline and water's edge. A pedestrian walkway will exist along the water's edge and certain of the amenities would be built into the structure - tidal pools to take advantage of the 12-16 ft. tide differential, platform decking over the south-eastern part of the shoreline and public open space mixed with commercial activities where appropriate on the land side of the walkway.

The Chairman noted that the design appeared to be capital-intensive and that as this was a winter works' project, the net cost reduction to the City might not be as large as anticipated.

Comment was made on the "platform point" to be constructed, which was tight against the harbour headline and the staff was asked to give further consideration to this particular point.

After further discussion and general comment the Committee

RECOMMENDS that Vancouver City Council approve in principle the noise consultants' recommended standards and act at an appropriate time, and the Engineering Department be instructed to report back on costs and timetable to implement the consultants' recommendations.

and further

RECOMMENDS that the Area 10 concept plans showing proposed land use and circulation and transportation for Sub-area 10 be approved for discussion purposes with the interested departments and property owners and that final adoption be subject to a further detailed report.

and further

RECOMMENDS that the design location of the seawall in Area 10 as illustrated on the plan attached to the report entitled "Water's Edge in Area 10", dated August 13, 1973, be approved in principle, detailed modifications to the alignment of the water's edge and its treatment to be subject to final consultant criteria and some water be retained under City control between the proposed fill platform point and the navigable channel between that point and Granville Island.

cont'd....

UNFINISHED BUSINESS (cont'd)

Report of Special Committee re
False Creek, August 4, 1973 (cont'd)

MOVED by Ald. Hardwick,

THAT the recommendations of the Committee contained in the foregoing report be approved after adding the following to the second recommendation:

"and further some reconsideration be given to the linear park and pedestrian circulation between Vanier Park and Area 6 to assure public areas are demonstrably public".

- CARRIED UNANIMOUSLY

5. Store Closing Hours

At the meeting on August 28th a motion submitted by Alderman Bowers on the matter of Store Closing Hours was deferred to the meeting this day. At the request of Alderman Bowers, permission was granted to withdraw the motion.

COMMUNICATIONS OR PETITIONS

1. Plebiscite:
Kitsilano Neighbourhood Pub

The Deputy City Clerk submitted the following communication under date of September 4, 1973, on the subject of the Plebiscite: Kitsilano Neighbourhood Pub:

" I am reporting to you on the Kitsilano Pub Poll held Thursday, August 30, 1973, between the hours of 9:00 a.m. to 9:00 p.m. at 2386 West 4th Avenue, which is the proposed location for the Pub.

On July 31, 1973, the Council passed the following resolution:

"THAT the Development Permit Application be approved as a pilot project subject to the following and not be considered as a precedent in any other such case in respect of any of the approvals given to this particular application:

- (a) The total seated capacity to be 100 with 25 standing permitted.
- (b) The parking ratio to be one per 400 square feet of public area in the pub.
- (c) A local referendum be conducted at the expense of the company within a four-block radius of the location.
- (d) Approval of the Liquor Control Board.
- (e) Approval of the Corporation Counsel in respect of any legal implications in regard to the whole matter.
- (f) The guidelines adopted by Council on July 17th as varied by this resolution of Council for this one particular application only."

It was determined that, for the referendum, the four-block radius of the location would mean within a four-block walking distance. On this basis, a canvass of each dwelling unit was made and information furnished on the matter. (See Appendix 'A' with map)

In cases where parties were not available to the canvass, other steps were taken in an endeavour to obtain their names. The result was that approximately 4,200 persons were registered for the vote, including actual residents, owners who were not residents, and business proprietors doing business in the area. In addition, the Kitsilano Chamber of Commerce, the Kitsilano Ratepayers' Association and the Kitsilano Area Resources Committee were furnished with information and asked to assist in making the Poll known within the area. To this end, the news media were also asked to co-operate and appreciation is extended to all members of the media for the excellent manner in which this co-operation was rendered.

COMMUNICATIONS OR PETITIONS (cont'd)

Plebiscite:
Kitsilano Neighbourhood Pub (cont'd)

The question put to these voters and the vote tally is as follows:

"Are you in favour of a NEIGHBOURGOOD PUB in your immediate neighbourhood based on guidelines established by the Vancouver City Council, and where drinks, including beer, wine, spirits, tea, coffee and soft drinks, will be served. Food also will be available.

YES - 1,053 (Approximately 72%)
NO - 416 (Approximately 28%)
REJECTED: - 2

Two hundred thirty-four persons came to the Poll but were not registered. They were permitted however to write their views on the subject. These were kept separately from the ballot and checked the next day as to their position in the area. 201 of these having ownership or residence within the area were tallied as follows:

FOR THE PUB - 172
AGAINST THE PUB - 29
(33 were found to be out of the area.)

Fifteen letters from parties within the area were written directly to our Voter's List - 14 in favour and 1 against.

Of the 4200 registered voters for this purpose, 1471 voted officially by ballot, and is approximately 35% of the registered voters.

The planning for this Plebiscite took approximately one month, and the cost is \$1,325.09 a bill for which has been forwarded to the Kitsilano Pub Company, who are responsible for the expenses for the referendum."

MOVED by Ald. Harcourt,
THAT the communication from the Deputy City Clerk be received.

- CARRIED UNANIMOUSLY

2. Sale of School Board owned Land to the City

The Council noted a letter from the Board of School Trustees advising of the following recommendation of that Board:

"WHEREAS the Board recognizes the interests of the City at large in any substantial change in use of land owned by the Vancouver School Board;

The Board agrees that the first option on any land which has been used as a school site for five or more years and which the Board wishes to sell, lease or otherwise dispose of will, with Provincial Government approval, be offered to the City for public use".

MOVED by Ald. Bowers,
THAT the communication from the School Board be received.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (cont'd)

3. Establishment of Farmers Market

Under date of August 29, 1973, the President of the United Fruit Growers of British Columbia submitted a letter on the matter of obtaining sites for a Farmers Market and proposing a Fishermans Wharf in the City, and expressing appreciation to the Council and the Health Department for advice and assistance given in the past.

MOVED by Ald. Hardwick,

THAT the letter from the United Fruit Growers be received and the organization be advised that the Pacific National Exhibition is looking into the matter of a site for a Farmers Market and a Special Committee of Council is studying the establishment of a Fishermans Wharf.

- CARRIED UNANIMOUSLY

4. Petition re Civic Services

The Council noted a letter from the Greater Vancouver Apartment Owners' Association, dated August 23, 1973, enclosing a petition of 4,000 signatures. The petition requested the three levels of government to consider specific matters with the City of Vancouver being requested to consider the following:

- "1. Ensure that garbage removal and police assistance which we pay for through taxes contained in our rents, is made available to us in the same measure that it is to the homeowners.
2. Ensure that licensing fees on apartments are not used for general revenue."

MOVED by Ald. Bowers,

THAT the communication from the Greater Vancouver Apartment Owners' Association be received and the matter of garbage removal and license fees be referred to the Standing Committee on Finance and Administration, and the matter of police assistance be referred to the Police Commission.

- CARRIED UNANIMOUSLY

5. Four Seasons Site

The Council noted a request from the Save the Entrance to Stanley Park Committee for permission to address the Council this day with respect to the proposed plebiscite of the former Harbour Park property adjacent to Stanley Park.

MOVED by Ald. Rankin,

THAT the delegation be heard at this time and the agenda be varied to consider also the report of the Special Committee re Harbour Park lands.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

B. Report of the Special Committee re
Harbour Park Lands, dated September 6, 1973

Mr. A. Livingstone, representing the Save the Entrance to Stanley Park Committee, addressed the Council and proposed that only one question be put to the citizens and that be on the purchase of the two blocks. Mr. Livingstone also requested that the wording on the ballot be made very clear and that the City continue to negotiate with the Federal Government re the water lots lease in an effort to obtain the best possible price.

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of the Special Committee
re Harbour Park Lands, Dated Sept. 6, (cont'd)

The Council, having heard the delegation, then considered the following report as submitted by the Special Committee:

"Your Special Committee met with officials of Harbour Park and Dawson Developments Limited on Tuesday, September 4th to discuss a price for the Harbour Park property north of Georgia Street between Stanley Park and Denman. Mr. Jack Poole of Dawson Developments Limited agreed to offer the free-hold property and leasehold interests (hereinafter called "the property") to the city for his costs of \$6,424,200 as itemized in the attached statement.

Your Committee believes that Council should ask for an option on this property running to November 1st, 1973 at a price of \$6,400,000. Your Committee believes that some of the architectural fees which have not yet been spent should not properly be charged to the purchase price thus bringing the price down slightly from \$6,424,000 to \$6,400,000.

Your Committee then recommends that two questions be put on the October 24th ballot.

1. That citizens be asked to approve a Money Bylaw to purchase the two blocks for \$6,400,000 for use as public open space with virtually no building except that necessary for park purposes.
2. That citizens be asked to approve a \$2,000,000 Money Bylaw being a generous appraisal of the net cost to purchase the entire two-block property, of approximately fourteen acres, and sell back four acres of free-hold land for low profile development at approximate West End densities. Such development would be confined to the blocks between Gilford and Denman Streets and to the half of that block adjacent to Georgia Street - leaving the waterfront half of that block in public ownership. The value of such free-hold land is estimated at \$4.5 million to \$5 million which would result in a net cost to the city of less than \$2 million for the remaining ten acres.

Your Committee also recommends that the Corporation Counsel and City Clerk in conjunction with this Committee, prepare the form of question as it should appear on the ballot. "

MOVED by Ald. Volrich,

THAT, on October 24, 1973, the citizens be asked to approve a money by-law to purchase the two blocks for \$6,400,000;

FURTHER THAT the Corporation Counsel and the City Clerk, in conjunction with this Committee, prepare the form of question as it should appear on the ballot.

(amended)

MOVED by Ald. Hardwick, in amendment,

THAT the electors be polled on October 24, 1973, on the following basis of questions:

"Are you in favour of Council maintaining all of the property in question for public open space or park?

OR

"Are you in favour of a portion of the property being otherwise dealt with to recoup a part of the acquisition costs?"

- CARRIED

(Aldermen Harcourt, Marzari and Rankin voted against the motion)

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of the Special Committee re
Harbour Park Lands, dated Sept. 6 (cont'd)

The motion, as amended and reading as follows, was put and
CARRIED:

"THAT the electors be polled on October 24, 1973, on the
following basis of questions:

"Are you in favour of Council maintaining all of the
property in question for public open space or park?"

OR

"Are you in favour of a portion of the property being
otherwise dealt with to recoup a part of the acquisition
costs?"

FURTHER THAT the Corporation Counsel and the City Clerk,
in conjunction with this Committee, prepare the form of
question as it should appear on the ballot"

(CARRIED)

(Alderman Marzari voted against the motion)

UNFINISHED BUSINESS (cont'd)

6. Development Permit Application:
Sands Motor Hotel

The Council again considered a development permit application
with respect to the Sands Motor Hotel, noting a report from the
the Deputy Director of Planning and Civic Development, dated
August 10, 1973, on the subject. The report concluded with the
following recommendation:

"THAT Council sanction amendment to Development Permit
Application #55924 as indicated in the applicant's plans
dated February 9th, 1973, subject to normal development
permit approval procedures, and

THAT the Technical Planning Board be so informed".

A Report Reference was given to the Council by the Assistant
Director, Community Development, giving the history of the
application. Delegations were also heard from the following:

West End Planning Team - against the application
Mr. Dirassar on behalf of United Equities Limited -
in favour of his client's application
West End Community Council (Mrs. Piercey) - against
the application
Mr. R. Tyler - against the application

MOVED by Ald. Volrich,

THAT consideration of the development permit application
be deferred and the Corporation Counsel and Director of Planning
and Civic Development report on what options are available to
Council in respect of this matter;

FURTHER THAT the West End Planning Team submit a report
showing how this application does not conform to the West End
Guidelines.

- CARRIED UNANIMOUSLY

Regular Council, September 11, 1973 14

UNFINISHED BUSINESS (cont'd)

7. Senior Citizens Highrise:
2229 Maple Street

The Council again considered the matter of a proposed senior citizens highrise development at 2229 Maple Street, noting background information on the application contained in the report from the Assistant Director of Community Planning, dated August 24, 1973.

The Council heard the following delegations:

Mr. Loomer, representing the applicants, Royal Canadian Legion (brief filed, in favour)
Kitsilano Citizens Committee (Mrs. Day) brief filed against
West Broadway Citizens Committee (Mr. J. Khouri)- against

Senior Citizens Participating Group: Kitsilano
(Mrs. C. McLeod)- against

Mr. D. Gutstein - against

Mr. Merrick, a member of the Design Panel, clarified the position of the Panel in opposing the design.

MOVED by Ald. Marzari,

THAT the Technical Planning Board be requested to delay approval of this application until the following information is obtained from the Central Mortgage and Housing Corporation by the Council's Housing Committee:

- (a) relaxation of the 90' setback from the railway track
- (b) extension of the preferential interest rate being permitted by C.M.H.C. to the applicants

FURTHER THAT the appropriate department report on the matter of suitable fencing of the property, to be installed by the railway company or the City.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Linnell,
Massey, Rankin and Volrich voted against the motion)

MOVED by Ald. Rankin,

THAT the Council instruct the Supervisor of Property and Insurance to endeavour to find a suitable site for the applicant and, if necessary, the City contribute a portion of the required funds to provide the land necessary for a senior citizens housing project.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Marzari,
Massey and Volrich voted against the motion)

MOVED by Ald. Linnell,

THAT the matter be referred to the Director of Planning and Civic Development for report to the next Council meeting, taking into account the suggestions made this day, particularly in regard to the proposal to close Maple Street at this location.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Massey and Rankin voted against the motion)

UNFINISHED BUSINESS (cont'd)

Senior Citizens Highrise:
2229 Maple Street (cont'd)

MOVED by Ald. Hardwick,

THAT the application of the Royal Canadian Legion with respect to this development be approved, subject to the satisfaction of the Technical Planning Board in consultation with the Design Panel particularly in respect of those matters dealing with room design and public space and subject to the regular City procedures.

- LOST

(Aldermen Harcourt, Marzari, Massey and Rankin voted against the motion)

(A tie vote resulted and the motion was, therefore, declared LOST)

MOVED by Ald. Hardwick,

THAT this whole matter be referred to the next meeting of Council for further consideration.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

C. BOARD OF ADMINISTRATION
General Report, September 7, 1973

WORKS AND UTILITY MATTERS
September 7, 1973

The Council considered this report which contained clauses identified as follows:

- Cl. 1: Microfilming Supplies and Services
- Cl. 2: Encroachment Fronting St. Mary's Church
5251 Joyce Street
- Cl. 3: Storm Sewers on 48th Avenue and lane North
between Dunbar and Collingwood Streets
- Cl. 4: Extension of Sewer in Easement, West of
Picton Street
- Cl. 5a. Tender No. 39-73-1: Trucks
- Cl. 5b. Propane for Automotive Use
- Cl. 6: Improvement of Sight Distance on 33rd Avenue
at Puget Drive
- Cl. 7: Realignment of north curb at 2nd Avenue
and Columbia Street
- Cl. 8: Proposed flare treatment of Kerr Street
North and South of 49th Avenue

MOVED by Ald. Volrich,

THAT the recommendations of the Board of Administration contained in Clauses 1 to 5 inclusive and 8 of the above report be approved and Clauses 6 and 7 deferred for consideration at the next regular meeting of the Council.

- CARRIED UNANIMOUSLY

B. BUILDING AND PLANNING MATTERS
September 7, 1973

The Council considered this report which contains clauses identified as follows:

- Cl. 1: Design Procedure - Beautification
- Cl. 2: Strata Title Application - New Construction
3150 East 58th Avenue
- Cl. 3: Tenders for new #2 and #7 Firehalls

cont'd....

Regular Council, September 11, 1973 16

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Building & Planning Matters (cont'd)

Design Procedure: Beautification (Clause 1)

MOVED by Ald. Rankin,

THAT this clause be deferred for consideration at the next regular meeting of the Council.

- CARRIED UNANIMOUSLY

Strata Title Application:

New Construction, 3150 East 58th Avenue (Clause 2)

After considering this clause which sets out details of a Strata Title application for a new construction at 3150 East 58th Avenue, it was:

MOVED by Ald. Harcourt,

THAT the application of Community Builders Ltd., under the Strata Titles Act, be approved, subject to application of relevant City by-laws.

- CARRIED UNANIMOUSLY

Tenders for new #2 and #7 Firehalls (Clause 3)

MOVED by Ald. Rankin,

THAT the recommendations of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

LICENSES AND CLAIMS MATTERS

September 7, 1973

Licenses for Apartment Swimming Pools

The Council noted this clause which contains a report from the Director of Permits and Licenses advising of the Greater Vancouver Apartment Owners' Association protesting the additional \$100 license fee for apartments which have swimming pool facilities. The City Council on December 19, 1972 had approved of this increase to recover additional costs of inspections.

MOVED by Ald. Bowers,

THAT this clause be received and, therefore, Council's action of December 19, 1972 in increasing the license fee, be confirmed.

- CARRIED UNANIMOUSLY

FINANCE MATTERS

September 7, 1973

The Council considered this report which contains clauses identified as follows:

- Cl. 1: Health Department - Nutritionist Staffing
- Cl. 2: Luncheon - Senior Citizens' Choir
'The Gadabouts'
- Cl. 3: Continuation of Temporary Help, Revenue and Treasury Division, Finance Department
- Cl. 4: Investment Matters (Various Funds) - July, 1973
- Cl. 5: City Weigh Scale
- Cl. 6: Contingency Reserve Fund
- Cl. 7: Request for Leave with Pay to attend conference
- Cl. 8: Request for Grant in Lieu of Taxes on Hospital Property
- Cl. 9: Grant Request: Canadian Maccabiah Games Association Inc.
- Cl. 10: Police Planning and Research Section
- Cl. 11: Computer System for Tax Billing
- Cl. 12: Invitation re Annual Meeting of Canadian Council on Social Development in Ottawa

cont'd...

Regular Council, September 11, 1973 17

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Finance Matters (cont'd)

MOVED by Ald. Bowers,

THAT the recommendations of the Board of Administration contained in Clauses 1, 3, 4, 5, 11 and 12 of the report be approved, and Clause 6 received for information.

- CARRIED

(Alderman Rankin voted in the negative in respect of Clause 11 of the report)

Luncheon: Senior Citizens' Choir
'The Gadabouts' (Clause 2)

After considering this clause which is a request from a senior citizens' choir from Kingston, Ontario for a civic luncheon, it was,

MOVED by Ald. Bowers,

THAT no action be taken with respect to this request.

- CARRIED UNANIMOUSLY

Request for Leave with Pay to
Attend Conference (Clause 7)

After considering this clause which is a request for leave of absence with pay for a member of the Engineering Department to attend a B.C. Provincial Man and Resources Conference in Naramata, B.C., it was,

MOVED by Ald. Volrich,

THAT Mr. Peter Myrtle, a member of the Engineering Department, be granted two days leave of absence without loss of pay to attend a B.C. Provincial Man and Resources Conference in Naramata, B.C., September 20 to 23, 1973.

- CARRIED UNANIMOUSLY

Request for Grant in Lieu of Taxes on
Hospital Property (Clause 8)

The Council noted this clause which contains requests of the Holy Family Hospital and St. Vincent's Hospital for a grant in lieu of taxes on property held for hospital expansion. The grant requests are in the amount of \$12,227.62.

MOVED by Ald. Bowers,

THAT no action be taken with respect to these requests for grants.

- CARRIED UNANIMOUSLY

Grant Request: Canadian Maccabiah
Games Association Inc. (Clause 9)

After considering this clause which contains a grant request from the Canadian Maccabiah Games Association Inc., it was

MOVED by Ald. Bowers,

THAT no action be taken on the request.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Police Planning & Research Section (Clause 10)

MOVED by Ald. Bowers,
THAT consideration of this clause be deferred until the next regular meeting of Council.

- CARRIED UNANIMOUSLY

PERSONNEL MATTERS
September 7, 1973

One Day Work Stoppage: July 20, 1973

MOVED by Ald. Rankin,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

PROPERTY MATTERS
September 7, 1973

The Council considered this report which contains clauses identified as follows:

- Cl. 1: Proposed Realignment of Boyd Diversion at 22nd Avenue and Renfrew Street
- Cl. 2: Lease Renewal: 600 Vernon Drive
- Cl. 3: Sale: N/S 3100 block School Avenue between McKinnon and Kerr Streets
- Cl. 4: N/S Powell Street between Salsbury and Victoria Drives
- Cl. 5: S/S 47th Avenue between Dunbar and Collingwood Streets
- Cl. 6: Lease: N/S 1200 block West 6th Avenue
- Cl. 7: S/S Ancaster Crescent, between Fraserview and Harrison Drives
- Cl. 8: Parks Purchase Program
- Cl. 9: Report on Current City Terms re Property Sales

MOVED by Ald. Volrich,
THAT the recommendations of the Board of Administration contained in Clauses 1, 2, 3, 6 and 7 be approved and Clause 9 received for information.

- CARRIED

(Alderman Marzari voted in the negative in connection with Clause 7)

N/S Powell Street between Salsbury and Victoria Drives (Clause 4)

The Council noted this clause in regard to property on the N/S of Powell Street between Salsbury and Victoria Drives and gave consideration as to whether a direct sale of the property to the adjacent owners should be made.

MOVED by Ald. Hardwick,
THAT the East 15.4' of the West 20' of Lot 46 be sold to Mr. Eric Yorston for \$6,350.00 cash, subject to the following conditions:

cont'd....

Regular Council, September 11, 1973 19

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Property Matters (cont'd)

N/S Powell Street between Salsbury
and Victoria Drives (cont'd)

- (a) Demolition of the burned-out dwellings and sheds;
- (b) Consolidation with his Lot East 30' of Lot 46 to form one parcel comprising approximately 2,400 square feet. (See Sketch attached);
- (c) Title to East 30' of Lot 46 to be clear of encumbrances;
- (d) Purchaser to pay proportion of 1973 Taxes as if levied, registration fees, \$50.00 for documentation and \$100.00 towards cost of survey and plans;
- (e) Date of sale -- September 15th, 1973.

FURTHER THAT the West 4,6' of the West 20' of Lot 46 and the East 10' of Lot 45 be sold to Giovanni Coletta, Giovanni Cassatini and Antonio Minchella for \$6,350.00 cash, subject to the following conditions:

- (a) Demolition of the old dwellings;
- (b) Consolidation with their Lot West 40' of Lot 45 to form one parcel comprising approximately 3,285 square feet. (See Sketch attached);
- (c) Title to West 40' of Lot 45 to be clear of encumbrances;
- (d) Purchaser to pay proportion of 1973 Taxes as if levied, registration fees, \$50.00 for documentation and \$100.00 towards cost of survey and plans;
- (e) Date of sale -- September 15th, 1973.

- CARRIED UNANIMOUSLY

Lot E, Block I, District Lot 334: S/S 47th Avenue
between Dunbar and Collingwood Streets (Clause 5)

MOVED by Ald. Volrich,

THAT this clause be deferred for consideration at the next regular meeting of the Council.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Linnell,
Massey and Rankin voted against the motion)

MOVED by Ald. Linnell,

THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED

(Aldermen Marzari, Rankin and Volrich voted
against the motion)

Parks Purchase Program (Clause 8)

MOVED by Ald. Linnell,

THAT this clause be deferred for consideration at the next regular meeting of the Council.

- CARRIED UNANIMOUSLY

Regular Council, September 11, 1973 20

Development Permit Application #64225:
528 Main Street

At this point in the proceedings the Zoning Planner reported orally to the Council that development permit application No. 64225 had been received for a 4-storey office building at 528 Main Street on Lot 6, Block 16, D.L. 196. The Zoning Planner recommended withholding the permit under Section 570 of the Vancouver Charter for a period of thirty days, plus sixty days.

MOVED by Ald. Rankin,

THAT the foregoing recommendation of the Zoning Planner be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

D. DEPARTMENTAL GENERAL REPORT
September 7, 1973

WORKS AND UTILITY MATTERS
September 7, 1973

The Council considered this report which contains clauses identified as follows:

- Cl. 1: Lane Paving - Traffic Implications
- Cl. 2: Additions to Police Department Radio System

MOVED by Ald. Linnell,

THAT Clause 1 of this report be received for information and the recommendation of the City Engineer contained in clause 2 be approved.

- CARRIED UNANIMOUSLY

BUILDING AND PLANNING MATTERS
September 7, 1973

The Council considered this report which contains clauses identified as follows:

- Cl. 1: Rezoning: S/E corner 22nd Avenue and Boyd Diversion
- Cl. 2: Building By-law: Board of Appeal
- Cl. 3: Rezoning: N/S E. Pender between McLean & Woodland
- Cl. 4: Suite at 2951 East 25th Avenue
- Cl. 5: Development Permit Application 2236 Kingsway
- Cl. 6: Development Permit Applications: 1407 East 41st Avenue and 8320 Oak Street

The Council noted that delegation requests are made in regard to Clauses 2, 4, 5 and 6.

MOVED by Ald. Harcourt,

THAT the recommendations of the Director of Planning and Civic Development contained in Clauses 1 and 3 be approved and Clauses 2, 4, 5 and 6 be deferred pending the hearing of delegations as requested.

- CARRIED UNANIMOUSLY

Regular Council, September 11, 1973 21

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL REPORT (cont'd)

FINANCE MATTERS
September 7, 1973

The Council considered this report which contains clauses identified as follows:

- Cl. 1: City of Vancouver - Sun Life Policy
(Group Life Insurance Policy)
- Cl. 2: Business Tax under the Municipal Act
- Cl. 3: Analysis of 1973 Property Tax Roll
for Single Family Residences

MOVED by Ald. Bowers,

THAT the recommendation of the Corporation Counsel contained in Clause 1 of the report be approved.

Business Tax under the Municipal Act (Clause 2)

Council gave consideration to this clause which asks the City to support the Municipality of Burnaby request to the Provincial Government for legislation to allow gross annual cost to the tenant for comfortable occupancy of the premises, including such items as heating and real property taxes, to be the annual rental value when assessing Business Tax.

MOVED by Ald. Bowers,

THAT the Vancouver City Council indicate its support to the Municipality of Burnaby request for legislation of the Municipal Act similar to provisions of the Vancouver City Charter in this regard.

- CARRIED UNANIMOUSLY

Analysis of 1973 Property Tax Roll
for Single Family Residences (Clause 3)

MOVED by Ald. Bowers,

THAT this clause be received for information and referred to the Finance and Administration Committee for report as necessary.

- CARRIED UNANIMOUSLY

E. Report of Standing Committee on
Social Services, August 30, 1973

The Council considered this report which contains clauses identified as follows:

- Cl. 1: Report of the Family Division Committee
of the Family and Juvenile Court
- Cl. 2: Grant Request: Vancouver Status of Women
Council, Transition House
- Cl. 3: Grant Request: Grandview Youth Programme
- Cl. 4: Vancouver Opportunities Programme: Request
for Classification and Salary Determination
- Cl. 5: Neighbourhood Information Centres
- Cl. 6: Community School - Bayview Elementary School
- Cl. 7: Vancouver and District Public Housing Tenants
Association Report on Improving Recreation and
Skill Development in Public Housing Projects

The Council took action as follows:

cont'd.....

Regular Council, September 11, 1973 22

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Social Services (cont'd)

Grant Request: Grandview Youth Programme (Clause 3)

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

Vancouver Opportunities Programme:
Request for Classification and Salary
Determination - 7 positions (Clause 4)

MOVED by Ald. Rankin,

THAT this clause be deferred for later consideration pending the hearing of the delegation as requested.

- CARRIED UNANIMOUSLY

Community School: Bayview Elementary
School (Clause 6)

MOVED by Ald. Rankin,

THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT Clauses 1, 2, 5 and 7 of the report be deferred for consideration at the next regular meeting of Council.

- CARRIED UNANIMOUSLY

F. Report of the Standing Committee
on Housing, August 30, 1973

The Council considered this report which contains clauses identified as follows:

- Cl. 1: Public Housing Projects - Administration
- Cl. 2: Co-operative Housing
- Cl. 3: Revised Draft Lodging House By-law and
use of Lodging House Operator Permits

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee contained in Clause 1 of the report be approved and clauses 2 and 3 be received for information.

- CARRIED UNANIMOUSLY

G. Report of the Standing Committee
on Waterfront & Environment, August 30, 1973

The Council noted this report which contains clauses identified as follows:

- Cl. 1: Floating Offices and other Structures
and Live-aboards in Vancouver Harbour
- Cl. 2: Communication: Bureau of Transit Services

MOVED by Ald. Linnell,

THAT the recommendations of the Committee contained in Clause 1 of the report be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

H. Joint report of Standing Committees on
Civic and Community Development,
August 30, 1973

MOVED by Ald. Volrich,
THAT this joint report concerning the West End Plan be
received for information.

- CARRIED UNANIMOUSLY

I. Development Permit Application #64060
for new One-Family Dwelling at
3561 Point Grey Road

The Board of Administration submitted the following report
under date of August 29, 1973:

The Director of Planning and Civic Development reports as
follows:

City Council on July 31st, 1973 resolved in part as follows:

'THAT the present policy in respect of reporting
to Council on Development Permits regarding Point
Grey Road, be continued.'

A Development Permit Application #64060 has been received
for the erection of a new One-Family Dwelling at 3561
Point Grey Road. This is in ~~Area~~ of Priority No. 6 as
established by Council on July 15th, 1969.

Council on February 6th, 1973 'In Camera' resolved in part,
that the City do not proceed to expropriate certain proper-
ties in Areas 1A and 2 and that the residue of the Point
Grey Road Purchase Fund be applied as properties are
offered for sale.

Accordingly, your Board RECOMMENDS, unless City Council
wish otherwise, that the permit should be issued in the normal
way.

MOVED by Ald. Linnell,
THAT the recommendation of the Board of Administration con-
tained in the foregoing report be approved, and therefore the
permit be issued.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (Downtown Area)

MOVED by Ald. Hardwick,
 SECONDED by Ald. Linnell,
 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Hardwick,
 SECONDED by Ald. Linnell,
 THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

MOTIONS

1. Allocation of Land for Highway Purposes
1555 West 8th Avenue

MOVED by Ald. Linnell,
 SECONDED by Ald. Rankin,
 THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for highway purposes, the following described lands:

North 10 feet of Lot 22, Block 310, District Lot 526,
 Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

2. Allocation of Land for Highway Purposes
1749 S. W. Marine Drive

MOVED by Ald. Linnell,
 SECONDED by Ald. Rankin,
 THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

All that portion of Lot 5, Block "F", District Lot 317,
 Plan 5890;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

3. Strata Title Application:
Mr. Tom Leeaphon

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,

THAT WHEREAS the City Council on August 28, 1973, considered a communication dated August 14, 1973, from Mr. Tom Leeaphon who submitted documentation in support of approval to convert, under the Strata Titles Act, Apartment at 1468 West 72nd Avenue;

AND WHEREAS Mr. Leeaphon personally appeared before the Council in support of his application;

AND WHEREAS the Council passed the motion at that time that no action be taken on the application;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council formally record its refusal of this application to convert Apartment at 1468 West 72nd Avenue, under the Strata Titles Act.

- CARRIED UNANIMOUSLY

4. Development Permits and Sign Applications:
Granville Street Transit Mall

MOVED by Ald. Volrich,
SECONDED by Ald. Linnell,

THAT all development permit applications and sign applications for Granville Street, between Nelson and Hastings Streets, be referred to the Co-ordinator of the Granville Street Transit Mall Project by the Department of Permits and Licenses prior to any action being taken, until further notice.

- CARRIED UNANIMOUSLY

5. Interim Funds - Special Committee re
Granville Street Transit Mall

At the Council meeting on August 28, 1973, when considering a report of the Special Committee re Granville Street Transit Mall, the following motion was passed:

"THAT interim funds of \$1,000 be approved for miscellaneous contingency items incidental to the planning of the mall, the disbursements therefrom to be jointly on the approval of the City Engineer and the Committee, and further,

THAT the Chairman be requested to submit a budget to Council in the near future in respect of further requests for funds for matters relating to the planning of the mall".

MOVED by Ald. Volrich,
SECONDED by Ald. Linnell,

THAT the foregoing resolution be amended by adding the word "Co-ordinator" after the word "Committee" in the first paragraph.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick -
Illegal Parking on Private
Properties: P.N.E.

referred to the lack of enforcement to prohibit cars illegally parking on private property in the vicinity of the P.N.E.

The Chairman directed that the appropriate departments look into this matter.

The foregoing are Minutes of the Regular Council meeting
of September 11, 1973, adopted on September 18, 1973.



MAYOR



DEPUTY CITY CLERK

Board of Administration, September 7, 1973 (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS

The following is a report of the Board of Administration:

1. Account Code No. 8002/384 - Microfilming Supplies and Services

"The appropriation of \$10,000 in the above noted account is now fully expended. The appropriation for 1973 was reduced during budget consolidation from \$11,500 (which was the previous appropriation in years 1972 and 1971) to \$10,000.

The purpose of this account is to provide the materials necessary to maintain the microfilming program for plans and technical records, undertaken by the Engineering Department on behalf of the three participating departments of Engineering, Planning & Civic Development and Permits & Licences. The 1973 annual share of the first two of these departments has been completed and the share of the latter is now underway. Because the microfilming operational staff has been increased and reorganized, much more rapid progress is now being achieved in reducing the backlog of records for which the joint departmental program was established by Council. The full amount of \$11,500 which was estimated for 1973 will, therefore, be necessary in order to utilize this staff and facilities to full capacity for the remainder of the year.

The other appropriations in this series of accounts do not contain funds which would be available for transfer. The Comptroller of Accounts advises that sufficient funds can be provided from Contingency Reserves.

I therefore, RECOMMEND that the amount of \$1,500 be appropriated from Contingency Reserve Fund and transferred to Account Code No. 8002/384, 'Microfilming Supplies and Services'."

Your Board RECOMMENDS that the foregoing be approved.

2. Encroachment Fronting St. Marys Church at 5251 Joyce Street

"An application has been received for an encroachment onto City property with brick paving fronting St. Mary's Church at 5251 Joyce Street.

I RECOMMEND that this application be approved subject to the Encroachment By-law and the annual fee be nil."

Your Board RECOMMENDS that the foregoing be approved.

3. Storm Sewers on 48th Avenue and Lane North Between Dunbar and Collingwood Streets

"The properties on the block bounded by 47th Avenue, 48th Avenue, Dunbar Street and Collingwood Street are not served by storm sewers. Storm sewers are required as part of our continuing program.

The estimated cost of this work is \$35,000.

I RECOMMEND that \$35,000 be appropriated from Sewers Capital Budget Account 118/7906, 'Miscellaneous - Unallocated' in order that this storm sewer construction may be done."

Your Board RECOMMENDS that the foregoing be approved.

4. Extension of Sewer in Easement, West of Picton Street

"The City has attempted at various times in the past (without success) to acquire an easement for sewer purposes from the property at 4565 Picton Street. The necessary easement has now been obtained. In order to serve four properties on the west side of Picton Street which are still using septic tanks, twin sewers should be extended through the easement, west of Picton Street between Kings Street and Wellington Street at this time.

Board of Administration, September 7, 1973 (WORKS - 2)

Clause 4 cont'd

The estimated cost of this sewer construction is \$5,000.00.

I RECOMMEND that \$5,000.00 be appropriated from Sewers Capital Budget Account 118/7905, 'Pollution Control-Unallocated' in order that this sewer construction may be done."

Your Board RECOMMENDS that the foregoing be approved.

5a. Tender No. 39-73-1 - Trucks

Tenders for the above were opened by your Board on 28 May, 1973, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"A working copy of the tabulation is on file in the office of the Purchasing Agent.

Bid Numbers refer to the relative position of the bids in ascending order of price.

Funds for these purchases are provided from the Truck Plant Replacement Fund.

Item No.13 - 32,000 G.V.W. Conventional Cab & Chassis

Three bids were received.

The optional price for propane conversion was requested in order to evaluate the economics of propane now that the road tax on propane has been reduced. The cost of an engine conversion from the recommended bidder is \$433.97. The expected fuel cost saving is 3¢ per gallon (including fueling facilities) and these trucks will require 2,500 gallons per year each. The fuel cost savings of \$75.00 per year will offset the extra cost of the propane option over the life of the truck. However, additional benefits can be expected from using propane fuel as listed below.

- (1) Added engine life as propane does not create as many engine deposits as gasoline.
- (2) Reduced maintenance as propane converted engines do not require emission control devices due to the clean burning nature of the fuel.

We RECOMMEND acceptance of the low bid (Bid No.1) from Musgrove Ford for fourteen (14) Ford Model LN800 Conventional Cabs & Chassis c/w propane converted engine at a total cost of \$144,927.58 (10 including F.S.T. at \$10,175.76 plus 4 excluding F.S.T. at \$9,273.60 plus \$433.97 each for optional propane conversion).

The 5% Provincial Sales Tax is included in all prices shown in the report and in the tabulation."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel.

INFORMATION & RECOMMENDATION

5b. Propane for Automotive Use

The City Engineer reports as follows:

"INTRODUCTION

The purpose of this report is to provide information to Council describing the ongoing study the Engineering Department has been carrying out on the use of propane as an automotive fuel. This report has been delayed to take into account the changes made in a recent Bill passed in the spring

Cont'd . . .

Board of Administration, September 7, 1973 (WORKS - 3)

Clause 5b cont'd

session of the B.C. Legislature, which reduced road tax by 7¢ per gallon. The reduction in road tax significantly lowers the operating cost of propane powered vehicles, and is reflected in all figures shown below. A technical report on this subject, prepared in 1969, and a recent supplement to that report are on file in the Board Offices.

HISTORY

As a result of our previous studies, Council approved the Engineering Department carrying out a test program to evaluate propane operation in our fleet. We have operated a 25 cubic yard refuse truck and a 4 cubic yard dump truck on propane fuel, and have made regular comparisons of these units to similar units powered by gasoline engines. This data and literature information have led us to conclude that propane fuel can be used successfully in at least part of our operation.

For trucks in high mileage service the life time fuel cost savings due to the reduction in propane fuel costs approximately balance the cost of the propane conversion. Also, there are two factors which may give propane a cost advantage over gasoline as a fuel; an extended engine life, and an expected increase in the cost of future gasoline engine maintenance.

Using propane in an engine results in clean engine oil, reduced engine wear, and a somewhat longer vehicle life.

With more stringent pollution control standards and more elaborate emission control equipment now required on gasoline powered vehicles, the Engineering Department expects the new gasoline vehicles to cost substantially more to maintain and operate than the vehicles used in the comparison.

POLLUTION CONSIDERATIONS

Many agencies have carried out extensive studies on the pollution implications of various fuels. These studies are occasionally contradictory, but the following conclusions seem generally accepted:

1. Both propane and diesel are superior to gasoline from an air pollution viewpoint.
2. Propane is preferable to diesel from an odor standpoint, although the odor of fuel is an aesthetic rather than an air pollution factor.

The primary effort by manufacturers in pollution control has been to improve the performance of gasoline fuelled engines. As a result, the performance of gasoline fuelled engines with pollution control devices will meet Federal requirements. Propane and diesel engines meet the present Federal Emission Standards without the need of pollution control devices but will require some pollution control accessories to meet future standards (i.e. post 1974).

Existing Fleet

At the present time the Engineering Department is using economic justification or special circumstance to determine what fuels will be used in automotive equipment. The classes of vehicles and their fuel types for the City of Vancouver (including Park Board) are listed in the following tables:

Description	Diesel	Gas	Propane	Electric
Trucks over 40,000 G.V.W.	52	28	1	-
Trucks less than 40,000 G.V.W.	-	366	5	-
Mobile Equipment & Compressors	114	27 (all Park Board)	6	21
Cars (including Police)	-	252	-	-

Cont'd . . .

Board of Administration, September 7, 1973 (WORKS - 4)

Clause 5b cont'd

The propane powered units are listed below:

Description	Number
Four yd. dump truck	1
25 yd. rear loader packer	1
3 cu. yd. street sweepers	3
Zamboni ice conditioners	3
Fork lift trucks	4

Economics of Converting to Propane

At the present time a fuel change is considered for any vehicle if the new fuel will result in lower lifetime costs. In the case of propane, where fuel consumption and maintenance costs are similar to gasoline, the decision reduces to whether the vehicle being converted puts on enough mileage so that the fuel cost saving with propane will pay for the cost of conversion to use propane.

Seven groups of automotive equipment were analysed for conversion to propane from gasoline or diesel and the results are tabulated below.

Description of Vehicle Group	Number of Vehicles in Group	Added Yearly Cost Per Vehicle	Yearly Added Cost of Propane Conversion in Group
All Police Department Vehicles	147	\$ 113	\$16,700
All City Hall Pool Vehicles	100	\$ 62	\$ 6,200
City of Vancouver Pickups and Panels (250-300 cubic inch engines)	109	\$ 46	\$ 5,000
City of Vancouver Service and 3-yard Dumps (300-350 cubic inch engines)	100	\$ 33	\$ 3,300
City of Vancouver 4-Yard Dumps and Large Service (350-400 cubic inch engines)	60	0	0
Sanitation Packer Fleet (conversion from Diesel)	72	\$ 225	\$16,200
Tandem Axle Dump Truck Fleet (converted from Diesel)	14	\$ 385	\$ 5,400
TOTAL ADDITIONAL YEARLY COST OF CONVERTING ALL CITY AUTOMOTIVE (OTHER THAN HEAVY EQUIPMENT) TO PROPANE			\$52,800

As can be seen, only one class of vehicle (4-Yard Dump Truck group) can be converted without cost increases. The 1973 Truck Replacement Program includes replacement of 14 4-Yard Dump Trucks. The cost of propane conversions was requested for these trucks and all other gasoline powered trucks on the Truck Tender which was opened by your Board on May 28, 1973. A report to City Council recommends that these 14 - 4 cu. yd. dump truck chassis be purchased equipped to burn propane fuel.

Our present policy is to purchase units using the fuel which provides minimum cost to the City, since all units being sold meet legislated air pollution control standards. However, where diesel or propane units can be purchased without significant increases in vehicle costs, these lower pollution fuels will be purchased. Because a propane powered engine is a gasoline engine converted to burn propane, the size of engine available is limited to the size of, gasoline engine that can be obtained. Therefore, in some applications, propane engines are not large enough and diesel engines are presently the only choice.

Your Board and the City Engineer submit the above report for INFORMATION and RECOMMENDS that continuation of the policy outlined above be approved."

RECOMMENDATIONS:

6. Improvement of Sight Distance on 33rd Avenue at Puget Drive

The City Engineer reports as follows: FOR COUNCIL ACTION SEE PAGE(S) 556

"At the present time there is inadequate cross vision between motorists north-south on Puget Drive and those west bound on 33rd Avenue. Because of the 'hump' condition on 33rd Avenue, immediately east of Larch Street, small cars or vehicles travelling slightly over 30 m.p.h. can be involved in an accident due to this inadequate cross vision. The continuing angle accident frequency at this location points out the need for remedial treatment. The existing sight distance restriction at this intersection can be eliminated by redesign and reconstruction of the west bound approach to 33rd Avenue and Puget Drive.

The estimated cost of adjusting the strip pavement to alleviate this condition is \$9,000. Funds are available for this work in Account No. 148/7907 - 'Commercial and Industrial Streets - Unallocated.'

I RECOMMEND that:-

- (a) The City Engineer be authorized to reconstruct the intersection of 33rd Avenue and Puget Drive.
- (b) Funds in the amount of \$9,000 be appropriated from Account Number 148/7907 - 'Commercial and Industrial Streets - Unallocated.'"

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

7. Realignment of North Curb at 2nd Avenue and Columbia Street

The City Engineer reports as follows: FOR COUNCIL ACTION SEE PAGE(S) 556

"On October 17th, 1972, City Council adopted the recommendation of the City Engineer to widen the south side of 2nd Avenue at Columbia Street in order to provide continuity of the 3 traffic lanes eastbound on 2nd Avenue. This work was undertaken and completed in early Spring 1973. A result of this widening has been to increase pedestrian apprehension to cross 2nd Avenue due to the increased crossing distance. This has been reflected by the number of recent requests for a pedestrian activated signal to be installed at this intersection.

Reduction of the crossing distance to the original width can be achieved by relocation of the north curb and without any reduction in the present east/west vehicle capacity. Further, if a traffic signal is installed at 2nd Avenue and Columbia Street, the vehicle delay time would be reduced and minimized by a shorter crossing distance.

The estimated construction cost of this improvement is \$6,500. Funds for this work are available in Account No. 148/7907 - 'Commercial and Industrial Streets - Unallocated'.

I RECOMMEND that:

The City Engineer be authorized to construct the realignment of north curb of 2nd Avenue at Columbia Street. Funds for this work be appropriated from the Streets Capital Budget Account Code No. 148/7907 'Commercial and Industrial Streets - Unallocated'."

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be adopted.

Board of Administration, September 7, 1973 (WORKS - 6)

8. Proposed Flare Treatment of Kerr Street,
North and South of 49th Avenue

The City Engineer reports as follows:

"The North-South surface on Kerr Street is a 20' wide (two lanes) paved strip. The East-West surface on 49th Avenue is a 46' wide (4 lanes) pavement with curbs and gutters.

The increased traffic volume at this intersection necessitates the installation of a traffic control signal.

It is anticipated that the signal installation will be in operation in September 1973. In order to facilitate the approach to this intersection, it is proposed to widen the pavements on Kerr Street by flare treatment to provide 2 traffic lanes on Kerr Street in each direction.

I RECOMMEND that flare treatment be constructed at the above location at an estimated cost of \$7,600. Funds are available in the 1972 Capital Budget Account No. 148/7907 'Commercial and Industrial Streets - Unallocated'."

Your Board RECOMMENDS that the foregoing report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S).....466

BUILDING & PLANNING MATTERS

A-4

RECOMMENDATION

1. Design Procedure - Beautification

The Director of Planning and Civic Development reports as follows:

"The report of May 18, 1973, on work priorities and staff requirements of the Planning Department, approved by Council on May 29, 1973, noted that in the case of the Beautification Section, a further report on the operations of this section was in preparation and would be submitted separately.

Staff resources of the Beautification Section of the Civic Development Division are over-extended at this time. The section is at present staffed on a permanent basis by:

- One Planner II
- One Planner I
- One Planning Assistant III

and on a temporary basis by:

- One Planner I (the salary for the vacant Director of Planning position being the source of funds for this position.)

Until recently, the basic resources noted above have been supplemented by consultant help for the actual preparation of the designs for beautification projects. The basic permanent staff have had the responsibility of co-ordinating the work of the consultants with the merchants and owners and with other City departments, and then for ensuring with the Engineering Department that the designs prepared by the consultants are translated into working drawings by that Department, into legal agreements by the Law Department, and finally into the completed project under the supervision of the Engineering Department.

As a result of experience, we have concluded that this system is not satisfactory and leads to some repetition and, in some cases, a waste of time. The nature of this type of operation involves considerable discussion with merchants, the City Engineering Department and possibly other groups, and inevitably, a considerable amount of staff time is involved. Consultants on three recent projects, Broadway West, Kerrisdale and Maple Tree Square, have been required to spend more time than the budget allowed for and, in fact, have operated at a loss and in three out of four cases have withdrawn before the project has been completed.

It seems, therefore, that the most appropriate way of operating is to have the main design effort and co-ordination effort carried out by staff and to use limited consultant input, thus taking best advantage of the higher cost of consultants' time.

The present policy of cost-sharing with the merchants is that:

- (a) The Preliminary Design (Phase I - essentially a promotional phase) is shared 50/50 with the merchants and they were required to collect and pay over to the City their share (approximately \$2,500 - \$5,000) prior to commencement of the work. City share provided from the Revenue Budget.
- (b) The Detailed Design (Phase II) was shared 50/50 on the same basis as (a) above. However, this became difficult to administer and the procedure was changed to the cost of the Detail Design being charged to the Capital Budget and the Property Owners' share was recovered as part of the Local Improvement Charge.

Clause 1 (Cont'd)

The proposed change in policy of cost-sharing for future projects is to eliminate the sharing by the merchants in the Preliminary Design (Phase I). The amount involved (approximately \$2,500 - \$5,000 merchants' share in previous projects), is not considered significant compared to the overall cost of any one project.

The Phase I proposals in the past have been fairly well developed design proposals which were then used as a selling point with the merchants and property owners. It is our intention to vary this somewhat in future projects, particularly as we are likely to get into other planning efforts in the areas and not straight cosmetic beautification project. This is likely to involve more discussion with illustrations of the type of thing that can be done, rather than a design developed for the particular area in question. The cost of this promotional activity is likely to be less than under the previous arrangements.

It is proposed that when a project reaches the Phase II - Detail Design stage, a report will be forwarded to City Council requesting approval of proceeding with the project and requesting an appropriation of Beautification Capital Funds for the design costs. All Beautification staff costs, as well as any consultants fees incurred on the Detail Design will then be charged to these funds. If the project proceeds through to construction, then the Detail Design costs will become part of the capital cost of the project to be shared by the property owners and the City.

The above proposed changes have the effect of not requiring any funds for future projects from the local merchants except their share of the Local Improvement costs, which includes the Detail Design costs.

Anticipating this sort of arrangement, and because of the uncertain status of some of the projects, the present staff has undertaken detailed design work on the Broadway West project and, to a lesser extent, on the Chinatown project. This work would normally have been done by consultants. The estimated design cost for Broadway West is \$10,000. It is recommended that expenditures on this project be transferred to the Beautification Capital Funds from Revenue Budget.

An additional load on this part of the Planning Department has been greater activity on the part of the Design Panel and greater emphasis on work associated with the Historic Area and the Historic Area Advisory Board.

The status of beautification projects is as follows:

1. Maple Tree Square - virtually complete, except for the inevitable and continuing follow-up and apparently never-ending minor details.
2. Blood and Trounce Alley - construction commenced June 18, 1973 and will require a fairly continuous input.
3. Kerrisdale - commencement of local improvement procedure is imminent. It will require fairly continuous effort when construction commences.
4. Hastings Street - construction started at the end of August 1973 and, for the subsequent 16 weeks, will require constant attention.
5. Broadway West - just about to commence detailed design stage prior to submission of local improvement.
6. Chinatown - design discussion stage and will require substantial input in the next little while.
7. Water Street - we should be starting detailed design work on the next stage, having got general agreement of merchants and property owners to a scale of development. In this case, it is proposed to use limited consultant services in addition to our own staff. (A report dealing with East Gastown, Water Street, and related matters, will be before Council within the next four weeks.)

Cont'd

Clause 1 (Cont'd)

Future projects are:

- * 8. Carrall Street - connection between Maple Tree Square and Chinatown should proceed immediately after Water Street.
- * 9. Alexander Street and Cordova Street should proceed concurrently with Carrall Street, as part of a continuous process.
10. Commercial Drive - very preliminary discussions with the Chamber of Commerce, but it has to be regarded as a possibility.
11. Dunbar - very preliminary discussions with Merchant's Association.
12. In addition, various design-oriented projects have come the way of the Beautification Section as follows:
 - (a) Development of CPR right-of-way for park purposes.
 - (b) Waterfront development activity associated with Gastown, such as the Marathon Realty development of the north side of the 100 Block on Water Street.
 - (c) Development and production, for public information, of controls and guidelines for the Gastown-Chinatown area and other beautification areas.
 - (d) Development, association and/or corroboration with Vancouver Heritage Board.

Detailed estimates of the time requirements are attached as Appendix A. We believe that the projects on hand and contemplated, assuming that only a proportion of the latter materialize, will occupy the resources of two additional Planner I's for a period of at least two years.

As noted earlier in the report, the Beautification Section has at the present time one extra staff member, whose tenure is limited. The two extra positions would include this position.

RECOMMENDATIONS

1. THAT the temporary Planner I position be confirmed as permanent and one additional position (maximum Planner I be established subject to availability of applicants) to terminate on December 31, 1975. (The classifications are recommended by the Director of Personnel Services and concurred in by the Business Manager of the V.M.R.E.U.)
2. THAT the Director of Planning and Civic Development report back in September, 1975 with a view to determining whether these two positions would be extended for a further period of time based on the work load of the Beautification Section and the number of projects under way at that time;
3. THAT the change in policy of cost-sharing to eliminate the merchants' sharing of the Preliminary Design be approved.
4. THAT furniture, equipment and supplies, as shown on Appendix B, be purchased at an estimated cost of \$4,385, and that the funds be provided from Contingency Reserve.
5. THAT an appropriation of \$10,000 be set up in the Beautification Capital Fund to provide for the Detail Design work for the Broadway West project and expenditures to date be transferred from the Revenue Budget Account.

Your Board RECOMMENDS that these recommendation of the Director of Planning and Civic Development be approved.

* Carrall Street, Alexander Street and Cordova Street were covered, as far as Phase 1 activity is concerned, in the Restoration Report and to this extent are not completely new projects.

INFORMATION AND CONSIDERATION2. Strata Title Application - New Construction
3150 East 58th Avenue

The Board of Administration submits the following report of the Director of Finance and Deputy Director of Planning:

The Board of Administration, under date of July 13, 1973, submitted a report respecting an application from Community Builders Ltd. for approval of Strata Title re construction of a condominium at 3150 East 58th Avenue, a project commenced two years ago.

City Council at its meeting of July 17, 1973 passed the following motion:

"THAT this application for approval under the Strata Titles Act be approved subject to regulations passed by the Vancouver City Council on June 26, 1973".

Community Builders Ltd. have now submitted a prospectus to the Director of Planning related to the new condominium on Lot 13, D.L. 334 and named "Highgate" at 3150 East 58th Avenue, in Vancouver. This property was sold to Community Builders Ltd. by the City for the purpose of a townhouse development in accordance with the approved plan for Champlain Heights.

Regulation 2 of the Strata Title Regulations approved by Council, applicable to new buildings is quoted as follows:

"Applications shall be accompanied by a prospectus which shall outline to potential purchasers,

- a) the true interest on any financing
- b) any bonusing of financing
- c) details of a management contract and monthly servicing
- d) taxes and all other costs

The prospectus shall also contain provisions with regard to facilities under a Strata Corporation, e.g. recreation rooms, swimming pools, parking garages. If these are not to be the common property of the Corporation, it shall be stated. This prospectus shall be reviewed by the Director of Finance and the Director of Planning and Civic Development who shall report to Council on the results of their examination."

Regulation 3 of the Strata Title Regulations approved by Council, is quoted as follows:

"The applicant shall, at his expense, be required to file a declaration by a qualified consultant such as an Architect or Engineer, who is acceptable to the City Building Inspector, that the building is of reasonable quality for the age of the building. In this regard, quality would include the state of repair, general workmanship and favourable comparison with the standards as set by Central Mortgage and Housing Corporation. The Consultant's report shall then be reviewed by the Permits and Licenses Department which will make such further comment to Council as may be required."

Clause 2 (Cont'd)

We have reviewed the prospectus and find that it states the following:

a) the true interest on any financing

First mortgage financing available to purchasers is 5 year term, 30 year amortization, NHA insured mortgage bearing interest at 9%. Second mortgage financing is available to eligible purchasers from the Government of British Columbia.

NOTE: We have a confirming letter from CMHC that the financing is through an approved lender with the loan being insured under the National Housing Act.

b) any bonusing of financing

The prospectus states that there is no bonusing of financing.

c) details of a management contract and monthly servicing

The prospectus states that a copy of the management contract with Strataco Management Ltd. to manage the common property and affairs of the owners is attached to the prospectus and further estimates the monthly maintenance charges as follows:

2 bedroom townhomes	\$26.65
3 bedroom townhomes	\$28.75
4 bedroom townhomes	\$30.85

The prospectus further states that the monthly maintenance charges include complete exterior maintenance, including landscaping, repairs and painting, garbage collection, water rates, snow removal, cleaning and maintenance of pool, saunas, exercise room and recreation room, a full time resident caretaker, complete exterior insurance coverage, and professional property management.

d) taxes and all other costs

The prospectus estimates monthly property taxes, assuming the purchaser is eligible for the Provincial Home Owner Grants, as follows:

2 bedroom townhomes	\$50.00
3 bedroom townhomes	\$58.00
4 bedroom townhomes	\$62.50

e) common property of the Strata Corporation

Indoor swimming pool, men's and women's saunas, fully equipped exercise room, recreation room and 2 children's adventure playgrounds are all common property of the Strata Corporation. Balconies, carports and sundecks are also common property, but under the By-law of the Strata Corporation the owner of each strata lot has the exclusive right to the use of the balcony, carport and sundeck adjoining his strata lot.

Cont'd

Clause 2 (Cont'd)

With respect to regulation No. 3 above, the applicants have submitted a letter from Central Mortgage and Housing Corporation which declared: - "The design and Construction of the units complies with the requirements of the Canadian Code of Residential Standards of the National Building Code of Canada." This declaration is acceptable to the City Building Inspector.

Your Board submits the above report for Council's INFORMATION and CONSIDERATION.

RECOMMENDATION3. Tenders for new #2 and #7 Firehalls

The Director of Permits and Licences reports as follows:

"The Council, on August 14, 1973, approved the following recommendations of the Director of Permits & Licences, as contained in the Board of Administration report dated August 13 in respect of construction of Firehalls #2 and #7:

Recommendation:

1. That Council approve the estimates.
2. That Council provide the necessary additional funds to complete the two Firehalls, amounting to \$20,333. These funds to be allocated from Unallocated 1973 Supplementary Capital Budget Funds.
3. That Council accept the low tenders of Smith Bros & Wilson, Ltd. for construction of the two Firehalls and enter into a contract for an amount equal to the sum of the two tenders, (\$352,303 + \$283,140 = \$635,443), such contract to be to the satisfaction of the Corporation Counsel.
4. That Council authorize the City Treasurer and Collector to return the Bid Bonds to the unsuccessful bidder.

Recommendation 3 was in error in that Smith Bros. & Wilson, Ltd., had submitted a combined tender for construction of both Firehalls in the amount of \$627,443, which is \$8,000 less than the total of the separate bids. It is therefore recommended:

(a) That Council accept the low tender of \$627,443 of Smith Bros. & Wilson, Ltd., for construction of the two Firehalls, and enter into a contract with them, such contract to be to the satisfaction of the Corporation Counsel,

(b) That Council provide the necessary additional funds to complete the two Firehalls, amounting to \$12,333. These funds to be allocated from Unallocated 1973 Supplementary Capital Budget Funds,

(c) That Council resolution of August 14, 1973, be amended accordingly."

Your Board RECOMMENDS that the foregoing RECOMMENDATIONS of the Director of Permits and Licences be adopted.

Board of Administration, September 7, 1973 (License & Claims 1)

LICENSE & CLAIMS MATTERS

A-5

INFORMATION

1. Licenses for Apartment Swimming Pools

The Director of Permits & Licenses reports as follows:

"A letter dated August 10, 1973, has been received from the Greater Vancouver Apartment Owners' Association protesting the additional \$100.00 license fee for apartments which have a swimming pool.

On December 19, 1972, City Council approved a Recommendation from the Director of Finance, Medical Health Officer and the Director of Permits and Licenses that the license fee for an apartment building be increased by \$100.00 per year where the apartment building contains swimming pool facilities. The additional \$100.00 license fee referred to was established to recover the additional cost of inspections carried out by the Health Department in making periodic tests of the water quality and condition of the pool for the protection of the residents. It should be noted that all license fees are designed to recover all the City's costs related to any type of inspection of licensed businesses."

Your Board submits the foregoing report of the Director of Permits & Licenses for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 467

A-7

Board of Administration, September 7, 1973 (FINANCE - 1)

FINANCE MATTERSRECOMMENDATION1. Health Department - Nutritionist Staffing

Your Board has received the following report from the
Administrative Analyst:

"NUTRITIONIST - STAFFING

The currently established positions of Nutritionist are:

Providing City wide service through Health Units -

Nutritionist II	1
Nutritionist I	1

Attached to Department of Welfare & Rehabilitation -

Nutritionist I	1
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Providing services to the Children's Aid and
Catholic Family Services -

Nutritionist I	1
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Part of the cost of the two Nutritionists giving general service through the Health Units is recoverable from the School Board. 50% of the cost of the Nutritionist attached to the Department of Welfare & Rehabilitation is recoverable under C.A.P.

100% of the cost of the Nutritionist providing service to the Children's Aid Society and Catholic Family Services is recoverable from these agencies.

Comment:

The records of the Nutritionist I on general City service show that, based on 40 half-day sessions per month, her monthly program is:

Health Unit #1	8 half-day sessions per month
Health Unit #4	18 " " " " "
General Community Programs	<u>6</u> " " " " "
Total program sessions -	32
Program Planning, etc. -	<u>8</u>
Total:	<u>40</u> half-day sessions per month

The program includes classes for expectant parents, classes at Child Health Centres, teaching others of pre-school children, geriatric programs and 10 sessions per month of school programs.

cont'd

Clause No. 1 (cont'd)

The Nutritionist II provides programs at Units 2, 3 and 5, prepares and appears on radio and T.V. programs and meets with community groups at an average rate of 9 sessions per month, in addition to supervision of the work programs of the 3 Nutritionists I.

The programs at Units 2, 3 and 5 are not on a regular basis, but the demand for such programs and the success of the regular programs undertaken at Health Units 1 and 4, indicate that one more full-time Nutritionist I position should be established. This, however, will be an increase in the level of service.

I recommend that a Nutritionist I position be established on a full-time basis. The estimated cost for 1973, including provision of a desk and chair, is \$3,097, and for a full year the cost is estimated at \$11,140 (subject to some participation by the Vancouver School Board).

ESTIMATE OF COST

	<u>1973</u>	<u>Annual</u>
<u>Nutritionist I</u>		
P.G.22 (\$822-986) comm. Oct.1/73	\$2,466	\$ 9,864
Fringe benefits 10%	246	986
Auto allowance \$25 per month	75	300
	<u>\$2,787</u>	<u>\$11,140</u>
1 - Desk and Chair	310	
Totals:	<u>\$3,097</u>	<u>\$11,140</u>

REPORT OF THE DIRECTOR OF PERSONNEL SERVICES

The Director of Personnel Services has reviewed the duties and responsibilities of the new position and endorses classification as stated by the Administrative Analyst.

RECOMMENDATIONS

It is recommended that:

1. One (1) Nutritionist I position be established effective when filled, to provide additional services at Health Units 2, 3 and 5 and auto allowance be granted on the regular basis.
2. The funds for 1973 estimated at \$3,097 be provided from Contingency Reserve.

NOTES

1. The Comptroller of Accounts advises that funds as required in this report are not available within the departmental budget but can be provided from Contingency Reserve.
2. This report has been discussed with the Business Manager of the Vancouver Municipal and Regional Employees' Union who agrees with the recommendations.

CONSIDERATION2. Luncheon - Senior Citizen's
Choir 'The Gadabouts'

The City Clerk reports as follows:

"A letter has been received from 'The Gadabouts' a Senior Citizen's Choir from Kingston, Ontario, advising the City that their group comprising 45 persons will be visiting Vancouver on September 24, 1973.

This group is requesting the City provide a meal for them on September 24, 1973 at 4:00 p.m. and also would be very pleased if it would be possible for an official representative of the City to be present on that occasion.

Your Board notes that Vancouver City Council has dealt with similar requests in the past as follows:

April/71	International Realtors - Reception	No Action
April/71	French Swim Team - Lunch or Dinner	No Action
June/72	H.M.C.S. Uganda Reunion Cttee. - Banquet or expenses for reunion	No Action"

Your Board submits the foregoing report for the
CONSIDERATION of Council.

RECOMMENDATION3. Continuation of Temporary Help, Revenue and
Treasury Division, Finance Department

The Director of Finance reports as follows:

"A considerable increase in volume of work has been experienced in 1973 in the Tax Office of the Revenue and Treasury Division. A particular problem area has been the provision of staff to cope with the issuing of Tax Certificates. The City Treasurer reports that an acceptable degree of currency in the issuing of the certificates has been maintained by utilizing temporary help and that available funds have been expended. It is estimated that an additional three months of temporary help are required to maintain an acceptable level of service to the public for 1973.

The estimated costs will be as follows:

1 Clerk I for 3 months	\$1,308
Fringe Benefits	<u>131</u>
Total	<u>\$1,439</u>

I therefore RECOMMEND that additional funds of \$1,439 be provided for continuation of the temporary help in the Revenue and Treasury Division to be added to Salaries - Temporary Help Account, 7015-149.

This expense was not provided for in the 1973 Departmental Budget and the Comptroller of Accounts advises that the additional funds would be provided from Contingency Reserve."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

Board of Administration, September 7, 1973 (FINANCE - 4)

4. Investment Matters (Various Funds) - July 1973

The Director of Finance reports as follows:

Investment Matters - (Various Funds) - July 1973

- (a) Security Transactions during the month of July, 1973
 (b) Summary of Securities held by the General and Capital Accounts only as at July 31, 1973.

(a)

GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield%
	<u>Chartered Bank Deposit Receipts and Government Notes</u>					
July 3	Mercantile Bank of Can.	July 27/73	\$ 998,878.89	\$ 994,400.00	24	6.85
3	Bank of Nova Scotia	July 30/73	1,809,613.48	1,800,000.00	27	7.22
3	Bank of B.C.	Aug. 30/73	1,011,520.55	1,000,000.00	58	7.25
4	Mercantile Bank of Can.	Sept 14/73	1,420,367.12	1,400,000.00	72	7.375
4	Banque Can. Nationale	Oct. 15/73	4,598,414.38	4,500,000.00	103	7.75
4	Banque Can. Nationale	Sept 28/73	4,375,986.30	4,300,000.00	86	7.50
4	Banque Can. Nationale	Sept 27/73	1,017,465.75	1,000,000.00	85	7.50
4	Banque Can. Nationale	Oct. 31/73	4,613,702.05	4,500,000.00	119	7.75
5	Mercantile Bank of Can.	Sept 4/73	600,000.00	592,563.00	61	7.51
5	Mercantile Bank of Can.	Sept 7/73	600,000.00	592,201.80	64	7.51
5	Bank of Nova Scotia	Oct. 29/73	1,023,899.18	1,000,000.00	116	7.52
5	Bank of Montreal	July 6/73	3,500,455.48	3,500,000.00	1	4.75
5	Bank of Montreal	Oct 15/73	4,594,440.82	4,500,000.00	102	7.51
5	Bank of Montreal	Nov. 30/73	4,642,688.22	4,500,000.00	148	7.82
6	Bank of Nova Scotia	Sept 17/73	405,920.00	400,000.00	73	7.40
6	Bank of Nova Scotia	Sept 26/73	508,469.59	500,000.00	82	7.54
6	Bank of Nova Scotia	Nov. 1/73	1,127,560.27	1,100,000.00	118	7.75
6	Bank of Nova Scotia	Nov. 15/73	1,028,244.38	1,000,000.00	132	7.81
6	Toronto Dominion Bank	Oct. 30/73	1,024,598.36	1,000,000.00	116	7.74
6	Toronto Dominion Bank	Nov. 2/73	1,025,462.74	1,000,000.00	119	7.81
6	Toronto Dominion Bank	Nov. 16/73	2,056,989.59	2,000,000.00	133	7.82
6	Bank of Montreal	July 9/73	6,002,312.47	6,000,000.00	3	4.75
9	Bank of Nova Scotia	Oct 17/73	510,438.36	500,000.00	100	7.62
9	Bank of Nova Scotia	Nov. 29/73	1,030,911.51	1,000,000.00	143	7.89
9	Bank of Nova Scotia	Dec. 3/73	1,444,317.48	1,400,000.00	147	7.86
9	Bank of Nova Scotia	Dec. 14/73	1,757,693.81	1,700,000.00	158	7.84
9	Bank of Nova Scotia	Dec. 17/73	620,907.95	600,000.00	161	7.90
9	Bank of Nova Scotia	Dec. 21/73	4,454,048.97	4,300,000.00	165	7.925
10	Banque Can. Nationale	Dec. 19/73	2,069,238.36	2,000,000.00	162	7.80
10	Bank of Montreal	July 11/73	3,500,455.48	3,500,000.00	1	4.75
11	Bank of Montreal	July 16/73	1,000,876.71	1,000,000.00	5	6.40
11	Banque Can. Nationale	Aug. 15/73	1,006,952.05	1,000,000.00	35	7.25
11	B.C. Parity Bonds	Aug. 15/73	1,000,000.00	993,040.00	35	7.31
11	Toronto Dominion Bank	Dec. 27/73	1,140,541.48	1,100,000.00	169	7.96
12	Bank of Nova Scotia	July 16/73	1,474,110.36	1,473,061.05	4	6.50
12	Toronto Dominion Bank	July 16/73	393,096.09	392,816.28	4	6.50
12	Banque Can. Nationale	Nov. 28/73	514,852.05	500,000.00	139	7.80
12	Banque Can. Nationale	Dec. 28/73	1,140,235.89	1,100,000.00	169	7.90
12	Bank of Montreal	July 13/73	1,000,130.14	1,000,000.00	1	4.75
16	B.C. Parity Bonds	Aug. 1/73	1,000,000.00	996,893.00	16	7.11
16	Royal Bank of Canada	Aug. 1/73	473,509.50	471,993.00	16	7.33
16	Bank of B.C.	Aug. 1/73	473,509.50	471,993.00	16	7.33
17	Bank of Montreal	July 18/73	2,500,325.34	2,500,000.00	1	4.75
18	Banque Can. Nationale	Dec. 31/73	2,071,857.53	2,000,000.00	166	7.90
20	Bank of Nova Scotia	Jan. 31/74	1,567,315.07	1,500,000.00	195	8.40
23	Bank of B.C.	Oct. 15/73	509,435.62	500,000.00	84	8.20
23	Bank of B.C.	Jan. 31/74	1,567,068.49	1,500,000.00	192	8.50
24	Banque Can. Nationale	July 31/73	1,492,155.00	1,490,145.00	7	7.05
25	Bank of Nova Scotia	Aug. 31/73	1,511,708.22	1,500,000.00	37	7.70
31	Royal Bank of Canada	Aug. 31/73	1,006,301.92	1,000,000.00	31	7.42
			\$86,219,012.50	\$84,669,106.13		

cont'd

Clause No. 4 (cont'd)SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/mos	Annual Yield %
July 16	City of Vancouver 7½% /	July 16/88	\$ 967,163.38	\$100.00	\$ 967,163.38	15/0	7.50
16	Banque Can. Nationale	Oct. 15/73	1,325,280.55	100.00	1,300,000.00	0/3	7.80
			<u>\$2,292,443.93</u>		<u>\$2,267,163.38</u>		

/ Direct issue of Local Improvement Debenture to Sinking Fund

SALE OF CANADAS AND C.N.Rs TO SINKING FUND BY KERRISDALE COMMUNITY CENTRE FUND TO MEET PORTFOLIO REQUIREMENTS

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
July 20	Canada 3¼%	Oct. 1/79	\$5,000.00	\$ 79.00	\$3,950.00	6/2	7.56
20	Canada 5½%	Aug. 1/80	7,000.00	89.25	6,247.50	7/0	7.50
20	Canadian National Railway 4%	Feb. 1/81	7,000.00	79.125	5,538.75	7/6	7.71
20	Canada 4½%	Sept. 1/83	3,000.00	78.375	2,351.25	10/1	7.60
			<u>\$22,000.00</u>		<u>\$18,087.50</u>		

CEMETERY PERPETUAL MAINTENANCE FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
July 17	Greater Van. Sewage & Dr. Dist. 8%	Feb. 15/88	\$3,000.00	\$93.50	\$2,805.00	14/7	8.80
20	City of Vancouver 5½%	Apr. 1/78	1,000.00	88.63	886.30	4/8	8.50
			<u>\$4,000.00</u>		<u>\$3,691.30</u>		

(b) SUMMARY OF SECURITIES HELD AS AT JULY 31, 1973GENERAL AND CAPITAL ACCOUNTS ONLY

Type of Security	Par or Maturity Value	Cash or Book Value
<u>Short Term</u>		
Chartered Banks Deposit Receipts & Govt. Notes	<u>\$71,247,893.74</u>	<u>\$69,618,683.80</u>
<u>Medium Term</u>		
B.C. Hydro and Power Authority 7% Parity Bonds due Sept. 1/75	\$ 398,000.00	\$ 401,525.59
B.C. Hydro and Power Authority 6% Parity Bonds due Aug. 15/77	\$ 840,000.00	\$ 840,000.00
	<u>\$1,238,000.00</u>	<u>\$1,241,525.59</u>

RECOMMENDATION:

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for July, 1973 be confirmed.

5. City Weigh Scale

The Director of Finance and the Co-Ordinator of Data Processing & Systems Division report as follows:

"In accordance with the Weigh Scale By-Law No. 3809, by authority of the Vancouver City Charter, Section 272(d), the City has been operating a public weigh scale at Main Street and Terminal Avenue. The change in traffic patterns resulting from the construction of the Columbia/Quebec Connector and its connections to Terminal Avenue raises the question whether or not the weigh scale should be relocated or even discontinued.

It appears that the scale was initially installed 60 years ago as a public service, at a time when there were few scales available to the public and there was a real need for accurate weights, especially within the area of fuel deliveries, i.e. coal. Now there are at least eight private scales, just within the ten-block area surrounding the City scale.

If the scale is to be maintained at its present site, it will have to be replaced at a capital cost of approximately \$25,000 for scale, pit and structures. If the scale is moved, an additional land cost of \$25,000 to \$50,000 will have to be added, depending on site location.

The present direct revenue is around \$8,000 per year and the salary costs for the operator are \$10,560 per year. The revenue dollars are misleading since if our rates were increased to be competitive with other public scales, as the Supervisor of Property & Insurance would recommend if the City is to continue operation of the scale, the annual return would be at least \$12,000.

There is also an 'indirect' revenue of approximately \$43,700 per year from fines as the result of truck overloads picked up by the Vancouver Police Department Truck Detail. From this, however, must be deducted the 'indirect' salaries of two constables, their vehicle costs and Administrative Court costs, estimated at \$30,000 to \$35,000.

Due to the age of the scale, there are no capital depreciation costs left, and maintenance costs have been minimized (\$2,000 over 5 years), attempting only to keep the old scale operative until a new one is installed. An alternative to maintaining the old scale or building a new scale is to leave the weigh scale business to the private sector. The Automotive Transport Association of B.C. (A.T.A.) were contacted and an informal questionnaire was sent to 300 members in order to determine what effect the closing of the City scale would have on their trucking operations. 37 replies were received, of which only 1 felt there would be great inconvenience, 3 very mild inconvenience and 33 of no inconvenience whatsoever.

Discussion was held with the 'inconvenienced' A.T.A. member and their only concern is the continuing availability of a legal and convenient alternative. The owners of the private scales within the vicinity of Main Street and Terminal Avenue were then contacted to determine whether they were interested in making their scales available for public use. Two companies, Excelsior Paper, 95 East 1st Avenue, and Atlantic Metals, 910 Main Street, are prepared to service the small dump truck sized trucks. Two more, Columbia Bitulithic (City Construction), 107 East 1st Avenue, and Buster's, 90 Keefer Street, expressed a strong interest in improving their facilities and making them available for public use. The C.N.R., at their Piggy Back Yard on Industrial Avenue, are prepared to immediately make their scale available to public use for about 18 hours per day and on weekends.

The Vancouver Police Department Truck Squad is responsible for policing overloaded trucks on City streets. They use the City scales free; private scales, if more convenient, but at a fee; approximately 1,000 times per year which resulted in the convictions and approximately \$43,700 in fines last year. Their objections to not having a City scale were the lack of other facilities; inconvenience, especially in the evening when they use their own key to the City scale; and a belief that we would lose the related fines' revenue.

Clause No. 5 (cont'd)CONCLUSION:

The decision to be made is whether the City should rebuild a new public scale in the same or a new location or leave the public scale business to the private sector. The pertinent objections to the City not operating a public scale would be that there are not reasonable alternatives that are conveniently located and conveniently accessible, legal for business transactions and competitively priced. It would appear that the C.N.R. alone can give better service than the City's 9:00 a.m. to 5:00 p.m. operations, and that their night guards would more than co-operate with the Vancouver Police Department. It is accessible via Terminal Avenue for north, south, east and west traffic patterns and is within ten blocks of the City scale. If Buster's and City Construction go ahead with their modernization plans and Atlantic Metals and Excelsior Paper attract the small truck trade, there should be no problems regarding convenience, within the present Main Street/Terminal Avenue area, or fear of non-competitive pricing.

RECOMMENDATIONS:

It is RECOMMENDED that:

1. The operation of the Public Weigh Scales cease at year end, and the Corporation Counsel be instructed to rescind By-Law No. 3809.
- X 2. The City immediately publicize this fact, so that public operators who so choose, can plan on utilizing their weigh scale facilities as public scales.
3. The operator's position, Weighmaster II, be declared redundant effective January 1, 1974. The incumbent of the position, Mr. L.P. Coulman, is planning to retire at that time.
4. The mechanical equipment be declared surplus to be disposed of in the normal manner by the Purchasing Agent.
5. The Vancouver Police Department include \$2,000 in the 1974 Budget for weigh scale fees incurred by the Traffic Division Truck Squad.

These recommendations have been reviewed by and concurred with the staff of the Vancouver Police Department, Traffic Division; Engineering Department, Streets & Structures Division and Traffic Operations Branch; Finance Department, Property & Insurance Division, and the Business Manager of the V.M.R.E.U."

Your Board RECOMMENDS that the recommendations of the Director of Finance and the Co-Ordinator of Data Processing & Systems Division be approved.

INFORMATION6. Contingency Reserve Fund

Your Board has received the following report from the Director of Finance, as requested by Council on August 28, 1973.

"As of August 31, 1973, Contingency Reserve has an available balance of approximately \$600,000. Operating items approved by Council during the year are normally charged against Contingency Reserve when no funds are available in other sections of Departmental Budgets. Grants approved by Council after the main budget approval in the spring, are also charged against Contingency Reserve. The whole purpose of the Contingency Reserve is to allow Council budget flexibility during the balance of the year, since it is obviously impossible to completely predict a budget for a full calendar year and it has always been felt that Council must have such flexibility at its command.

cont'd

Clause No. 6 (cont'd)

In answer to the specific question raised in Council, grants totalling \$60,387 have been approved by Council since the budget was set last spring.

With Contingency Reserve having a balance remaining of approximately \$600,000 at the end of August, it is my opinion that this amount is sufficient for all normal needs of the City that may be approved by Council between now and the end of the year."

Your Board submits the above report of the Director of Finance to Council for information.

CONSIDERATION

7. Request for Leave with Pay
to Attend Conference

The City Engineer reports as follows:

"A letter has been received from the Honourable Robert Williams, Minister of Lands, Forests and Water Resources, requesting that a member of the Engineering Department staff, Mr. Peter Myrtle, be granted two days leave of absence without loss of pay to attend the B.C. Provincial Man and Resources Conference in Naramata on September 20th to 23rd, 1973.

This Conference is one of the final stages of a two year public participation programme sponsored by the Canadian Council of Resource and Environment Ministers, the objective of which is to provide a national forum for the formulation and recommendation of guidelines to achieve an optimum balance of social, ecological and economic benefits derived from the natural resource base.

Mr. Myrtle is an Engineering Assistant III in the Traffic and Transportation Division, and was invited to attend the Conference because of his participation in a local community interest group on energy and resources.

The City Engineer is prepared to grant Mr. Myrtle two days leave of absence, but since there is no direct benefit to the City from Mr. Myrtle's attendance at the Conference the request for two days leave of absence with pay is put forward for Council's CONSIDERATION."

Your Board submits the matter to Council for CONSIDERATION.

8. Request for Grant in Lieu of Taxes
on Hospital Property

The Director of Finance reports as follows:

"The Administrators of the Holy Family Hospital and St. Vincent's Hospital have written Council requesting a grant in lieu of taxes on property held for hospital expansion. The requests are as follows:

Holy Family Hospital	\$4,997.35
St. Vincent's Hospital	<u>7,230.27</u>
	<u>\$12,227.62</u>

The Vancouver Charter provides an exemption of only properties wholly in use for charitable, school, hospital and religious purposes, and these hospitals requested a grant in lieu of taxes on property held for hospital expansion which is not exempt from taxation under the Charter. The 1973 taxes were levied on these properties as they were not exempt under the Charter provision existing prior to the latest amendment.

Cont'd.....

Clause No. 8 (Cont'd)

Subsequent to the levy of taxes the Spring Session of the legislature amended the Municipal Act and the Vancouver Charter to provide for tax exemption on property held by hospitals for future use as a hospital site. Section 396 (c) (iii) was amended to read as follows: "or which is held by the hospital for future use as a hospital site and the same has been designated by the Minister of Municipal Affairs to be exempt from taxation".

All hospitals have now been informed of this change by the Provincial Government who also advised that it is anticipated an exemption will be granted only in respect of property acquisition concurred in by the Government and which are not being used for profit making purposes while being held for future hospital purposes.

Your Board also wishes to advise at this time that the Director of Finance has reviewed the majority of municipalities in the Regional Hospital District as to their practices re grants equal to taxes to hospitals. This was at the request of the Standing Committee of Finance and Administration dated April 5th 1973, while dealing with the 1973 grants and approved on April 17th by City Council. Information received from those municipalities with hospitals that were contacted revealed that grants in lieu of taxes were not required as property held by the hospitals within their municipality were exempted, therefore were not subject to taxation. It is noted that the Municipal Act provided that Council may determine the extent of exemption as compared to the Vancouver Charter which is more restrictive. The previously stated amendment to the Municipal Act and City Charter appears to place both areas on the same basis.

Any exemption granted by the Provincial Minister at this point would be applicable to 1974 assessment. Therefore any tax relief that might be granted these hospitals for the 1973 taxes would have to be by way of grants in lieu of taxes under Sec. 206 of the City Charter.

It is further noted that exemptions granted under these sections do not include exemption to local improvement taxes. City Council has previously been advised that local improvement taxes are specifically excluded from exemption by the City Charter and therefore to be equitable any grants given in lieu of taxes should be exclusive of local improvements levies.

Recommended that if Council wishes to make a grant in lieu of taxes to the two organizations that they be in the following amounts (exclusive of local improvements):

- | | | |
|---------------------------|------------|-------------|
| 1) Holy Family Hospital | \$4,960.02 | |
| 2) St. Vincent's Hospital | 7,065.83 | and further |

that these grants be subject to the hospitals obtaining exemption from the Minister of Municipal Affairs as provided in the amendment to the City Charter (i.e. that the grants not take place unless the Minister recognizes these properties as being appropriate for exemption commencing 1974)".

Your Board submits the foregoing report for the
CONSIDERATION of Council.

9. Grant Request - Canadian Maccabiah Games Association Inc.

The City Clerk reports as follows:

"A letter dated August 17, 1973 has been received in this office from the Canadian Maccabiah Games Association Inc. requesting financial assistance to help defray the total expenses incurred when they participated in the Maccabiah Games in Israel from July 9th to 19th, 1973. Vancouver athletes who participated in the Games won 1 silver and 4 bronze medals.

Con't

Clause 9 (Cont'd)

The Association canvassed the Jewish Community particularly and the general community at large in the Vancouver area, but fell short of their required objective in the approximate amount of \$500.00 - \$600.00.

Council has dealt with similar requests in the past as follows:

Aug. 28/73	Vancouver Fire Fighters Soccer Club	Competition in St. John's, Nfld.	not approved
June 5/73	B.C.-Japan Cultural Athletic Exchange Program	Tour of Japan	not approved
Sept. 15/72	Lower Mainland First-Aid Champions	First-Aid Championship in London, England	not approved"

Your Board submits the above report for the CONSIDERATION of Council.

RECOMMENDATION10. Police Planning & Research Section

The Director of Finance and Co-Ordinator of Data Processings and Systems report as follows:

"The Chief Constable and Police Commission have submitted a report to Council which recommends additional staff for and a reorganization of the Planning & Research section of the Police Department.

The existing Planning & Research Section provides some degree of systems analysis services to the Police Department. There is a need for these types of services applied to Police operations, but the recommendations of the Chief Constable, relating to the organization and staffing of the systems function, greatly expanding the size and function of the Planning and Research Section, should be considered in context with similar services provided throughout the City organization.

The Chief Constable was consulted regarding the recommendation which follows and expressed his concern regarding further delay in implementing the establishment of an enlarged Planning and Research Section in the Police Department.

We would RECOMMEND that consideration of the Police Commission's report be deferred until a report can be submitted to Council (3-4 months) which would involve the Director of Finance, the Engineering Department, the Board of Administration and other Departments as necessary, to be submitted to the Finance and Administration Committee. The report will recommend changes in the scope, organization and staffing of the total systems analysis and research functions within the City. Specific points of concern are the questions of centralization or decentralization of the systems function and approved methods for identifying and assigning priorities to projects."

Your Board RECOMMENDS that the above recommendations of the Director of Finance and Co-Ordinator of Data Processing and Systems be approved.

Cont'd

Board of Administration, September 7, 1973 (FINANCE - 11)

11. Computer System for Tax Billing

Your Board has received the following report from the Director of Finance:

"Staff of the Data Processing & Systems Division have been conducting an extensive investigation of the computer products available to determine which machines would best suit the City's needs for normal growth and to handle the online system for twice yearly property tax billing and collection. As part of this investigation, it would be most helpful to see the various machines in operation and talk with the people using them. IBM computers are installed in Vancouver, so there is no problem seeing these machines, however, the other vendors, Univac, Honeywell and Xerox do not have these types of computers installed in Vancouver and it would therefore be necessary to travel to other cities to investigate the equipment. The recommended sites are:

Univac	City of Edmonton
Honeywell	City of Phoenix and the Honeywell manufacturing plant in Phoenix
Xerox	City of Pasadena and the Xerox manufacturing plant in El Segundo (Los Angeles)

It is recommended that Mr. R. L. Hawkins, the Co-ordinator of the Data Processing & Systems Division, and Mr. J. Gorton, Systems Analyst II, be authorized to take 7 days leave with pay at an approximate total cost of \$1,365.00 to investigate more fully the applicability of the Univac, Honeywell and Xerox computer systems to the City's operations. The Comptroller of Accounts advises that the necessary funds are available in Contingency Reserve.

During the design and development phases of preparing for twice yearly tax billing there will be a number of individual reports with recommendations. For instance, I feel it is decidedly worthwhile for the appropriate staff members to visit two or three Canadian cities that have already installed tax systems similar to the one approved by the Committee. Recommendations regarding equipment and staffing may also be staged in reports to Council rather than being in one comprehensive report. However, all the recommendations, and costs, will be in context of the operating cost levels reported to the Finance and Administration Committee.

I therefore recommend that Mr. Hawkins and Mr. Gorton visit Edmonton, Phoenix, Pasadena and Los Angeles, at an approximate cost to the City of \$1,365 plus 7 days leave with pay, for the purpose of an in-depth examination of Univac, Xerox and Honeywell computer equipment.

Note: Council consideration of this trip should only be if Council approves the twice yearly tax billing concept."

Your Board recommends approval of the recommendation of the Director of Finance.

cont'd.....

12. Invitation to Mr. Douglas Purdy to speak at the Annual Meeting of the Canadian Council on Social Development in Ottawa, September 16 - 18, 1973

The Director of Social Planning reports as follows:

"Mr. Douglas Purdy has been asked to address the Annual Meeting and Conference of the Canadian Council on Social Development on the subject of 'Integration of Services to Families, Children and Youth'. The Conference will be held in Ottawa, September 16 - 18, 1973.

All expenses for the trip will be reimbursed by the Canadian Council on Social Development. Mr. Purdy requests an advance of funds for the three day trip as follows:

Air Fare	\$256
Hotel accommodation	40
Meals, ground transportation and out-of-pocket expenses	79
TOTAL	\$375

The Director of Social Planning RECOMMENDS that City Council approve:

1. Mr. Purdy's leave of absence with pay on September 17 and 18 to speak at the Annual Meeting and Conference of the Canadian Council on Social Development.
2. Advance \$375 for Mr. Purdy's trip which will be reimbursed, in full to the City on receipt of payment from the Canadian Council on Social Development."

Your Board RECOMMENDS approval of the recommendations of the Director of Social Planning.

FOR COUNCIL ACTION SEE PAGE(S) 467-9

Board of Administration, September 7, 1973 (PERSONNEL - 1)

PERSONNEL MATTERS

A-8

RECOMMENDATION

1. One Day Work Stoppage - July 20, 1973

The Board of Administration reports as follows:

"On July 20, 1973, a large number of employees in City Hall did not report for work due to the presence of a picket line of Local 170 of the Plumbers, Pipefitters and Steamfitters Union.

The Business Manager of the Vancouver Municipal & Regional Employees' Union has requested that those employees who prefer not to be deducted a day's pay be allowed to choose instead to forfeit a day of their 1973 or 1974 vacation.

This arrangement would result in no additional cost to the City and your Board views the request as a reasonable one."

Your BOARD therefore RECOMMENDS that:

1. Council agree to the Union request.
2. The Director of Finance and Director of Personnel Services be authorized to make the necessary administrative arrangements.

FOR COUNCIL ACTION SEE PAGE(S) 469

BOARD OF ADMINISTRATION, SEPTEMBER 7, 1973.....(PROPERTIES)

PROPERTY MATTERS

RECOMMENDATION

1. PROPOSED REALIGNMENT OF BOYD DIVERSION
at 22nd Avenue and Renfrew Street and
DISPOSAL OF EXCESS STREET

The Supervisor of Property and Insurance reports as follows:-

"The City Engineer proposes to realign the Boyd Diversion where it intersects with 22nd Avenue and Renfrew Street in the Fall of 1973, thereby creating land surplus to street requirements as illustrated by the attached plans marked Appendix A and Appendix B.

As indicated on Appendix B, a portion of the surplus street is available for possible consolidation with Lots 1, 2 and 3, NW $\frac{1}{4}$ Sec. 48, THSL. The area of this surplus land is approximately 6,100 sq. ft. However, because an easement would be necessary for the existing sewer and water mains, only 1,950 sq. ft. \pm would be buildable land. According to the City Engineer, the estimated cost to relocate the sewer and water mains would be \$29,000.00 which is more than the market value of the surplus land as a buildable site.

The owners of Lots 1, 2 and 3 as aforesaid have submitted an application requesting a rezoning of their lots from C-1 Commercial District to a CD-1 Comprehensive Development District for the purpose of constructing senior citizens' housing.

In view of this application by the abutting owners, it was decided at the Technical Planning Board meeting of March 23rd, 1973, that the Supervisor of Property & Insurance advise them that, because of the road realignment, surplus land might be available for purchase. Although only a portion of the City-owned surplus land is buildable, the balance could be used for landscaping, the construction of patios, carports, paved area for parking and also the entire site could be used in calculating the floor space ratio.

Following negotiations with the owners, they are prepared to pay the cash sum of \$8,000.00 for the surplus City land subject to the following conditions:-

1. The surplus City-owned land be consolidated with Lots 1, 2 and 3, NW $\frac{1}{4}$ Sec. 48, T.H.S.L. to form one parcel.
2. The existing sewer and water mains to remain and the owners execute the necessary easement document.
3. Subject to the rezoning of the consolidated parcel to CD-1 Comprehensive Development District.
4. The City to bear all survey and legal costs.

The Deputy Director of Planning & Civic Development has been advised of the negotiations with the abutting owners. In his report dated August 16th, 1973, Subject: Rezoning Application S/E Corner 22nd Avenue and Boyd Diversion, which is submitted concurrently, it is recommended that the consolidated parcel be rezoned to CD-1 Comprehensive, subject to various conditions pertaining to the development of the enlarged site.

BOARD OF ADMINISTRATION, SEPTEMBER 7, 1973....(PROPERTIES - 2)

Clause 1 Continued

The Supervisor of Property and Insurance, therefore,

RECOMMENDS that the above portion of street allowance which will become surplus to City requirements upon completion of the realignment, be sold to the abutting owners of said Lots 1, 2 and 3, NW $\frac{1}{4}$ Sec. 48, T.H.S.L., for the sum of \$8,000.00 cash, subject to the foregoing conditions, date of sale to be set as at the completion of the realignment, when the City is in a position to close the street and convey the surplus."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

2. Lease Renewal
Situated: 600 Vernon Drive

The Supervisor of Property & Insurance reports as follows:

"Lots 1 & 2, Block 16 D.L. 182, at 600 Vernon Drive and improvements have been leased to various charitable organizations since September 1, 1943, and since 1953, to the Kiwassa Neighbourhood Services Association, formerly the Vancouver Girl's Club. The leases have been for five year periods at a nominal rental of \$1.00 per annum, subject to three months notice of cancellation, the leasee being responsible for all repairs, reasonable wear and tear included.

The current lease will expire on September 26, 1973, and the lessees have made application for a further five year renewal subject to the same terms and conditions. Both the Director of Planning & Civic Development and the Director of Social Planning have indicated their approval of a lease renewal for a further five year period.

Recommended

That the above lease be renewed in the name of Kiwassa Neighbourhood Services Association for a further five year period commencing September 27, 1973, at a nominal rental of \$1.00 per annum, subject to the same terms and conditions as the existing lease.

Your Board RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance be adopted.

3. SALE: North Side of 3100 Block School
Avenue between McKinnon and Kerr Streets

The Supervisor of Property and Insurance reports as follows:-

"Lot 22, Blocks 24 & 25, D.L. 37, situated on the north side of School Avenue between McKinnon and Kerr Streets was acquired by the City through Tax Sale in 1938. This vacant lot is 33' x 103.6', zoned RS-1, One Family Dwelling District.

This property has been reserved from sale as the south 16.5 ft. is required for the future widening of School Avenue and the north 10 ft. is required for lane purposes. The residual lot would only be 77.1 ft. in depth and this is considered too small for individual development.

BOARD OF ADMINISTRATION, SEPTEMBER 7, 1973.....(PROPERTY -3)

Clause 3 Continued

The owners of Lot 23, Blocks 24 & 25, D.L. 37, which abuts the City lot to the west, recently inquired into their possible purchase of the City property. The owners are making major renovations to their dwelling and the purchase of the City lot would give vehicular access to McKinnon Street for a carport and provide gardening area and yard space.

This request has been investigated by the Planning Department who has recommended that City Lot 22 be sold to the owners of adjoining Lot 23 subject to:-

1. The southerly 16.5' of Lot 22 and Lot 23 being established for street widening purposes.
2. The northerly 10 ft. of Lots 22 and 23 being established for lane purposes.
3. The balance of Lots 22 and 23 being consolidated to form one parcel.
4. The owners granting a bulkhead agreement as the newly created site is above the grade of the street and lane.

Following negotiations with the owners of Lot 23, they have submitted an offer to purchase the City lot for the sum of \$4,000.00 cash. This offer is inclusive of current year's taxes, registration and administrative fees and survey costs and is subject to conditions (1) to (4) above. The owners have requested 90 days to complete payment in order that they can complete the renovations and arrange a new mortgage. Under the circumstances, this offer is considered fair and reasonable.

RECOMMENDED that City Lot 22, Blocks 24 and 25, D.L. 37 be sold to the adjoining owners of Lot 23 for the sum of \$4,000.00 cash, inclusive of current year's taxes, registration and administrative fees and survey costs, payment to be completed within 90 days, the sale to be subject to conditions (1) to (4) above."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION AND RECOMMENDATION

4. N/S Powell Street between Salsbury and Victoria Drives

The Supervisor of Property and Insurance reports as follows:-

"The East 10' of Lot 45 and West 20' of Lot 46, Block 1, D. L. 183E are vacant, City-owned lots which were acquired by Tax Sale in 1932. They have a total frontage of 30' and an average depth of 57', and have been reserved from sale because they are too small for independent development. The zoning is M2 - Industrial.

The lots on either side of the City property are occupied by single family dwellings. The dwelling to the East has been largely destroyed by fire and the dwelling on the West side is old and in a poor state of repair. Both dwellings will be demolished.

BOARD OF ADMINISTRATION, SEPTEMBER 7, 1973.....(PROPERTIES - 4)

Clause 4 Continued

Application has been received from the adjoining owners to purchase half of the City lots each. The Director of Planning has released the lots for sale subject to consolidation with adjoining lands.

CONSIDERATION:

City Council may wish to give Consideration to a direct sale to the adjoining owners. In the event of favourable Consideration, it is

RECOMMENDED:

- (1) That the East 15.4' of the West 20' of Lot 46 be sold to Mr. ERIC YORSTON for \$6,350.00 Cash, subject to the following conditions:-
 - (a) Demolition of the burned-out dwellings and sheds;
 - (b) Consolidation with his Lot East 30' of Lot 46 to form one parcel comprising approximately 2,400 square feet. (See Sketch attached);
 - (c) Title to East 30' of Lot 46 to be clear of encumbrances;
 - (d) Purchaser to pay proportion of 1973 Taxes as if levied, registration fees, \$50.00 for documentation and \$100.00 towards cost of survey and plans;
 - (e) Date of sale -- September 15th, 1973.
- (2) The West 4.6' of the West 20' of Lot 46 and the East 10' of Lot 45 be sold to GIOVANNI COLETTA, GIOVANNI CASSATINI, and ANTONIO MINCHELLA for \$6,350.00 cash, subject to the following conditions:-
 - (a) Demolition of the old dwellings;
 - (b) Consolidation with their Lot West 40' of Lot 45 to form one parcel comprising approximately 3,285 square feet. (See Sketch attached);
 - (c) Title to West 40' of Lot 45 to be clear of encumbrances;
 - (d) Purchaser to pay proportion of 1973 Taxes as if levied, registration fees, \$50.00 for documentation and \$100.00 towards cost of survey and plans;
 - (e) Date of sale -- September 15th, 1973.

The Supervisor of Property and Insurance is of the opinion that the sale prices represent market value."

Your Board

Submits the foregoing report of the Supervisor of Property and Insurance to Council for Consideration and Recommends that the RECOMMENDATION be adopted.

BOARD OF ADMINISTRATION, SEPTEMBER 7, 1973.....(PROPERTIES - 5)

RECOMMENDATION

5. Lot E, Block I, District Lot 314
S/S 47th Avenue, between Dunbar & Collingwood Sts.

Recommended that the following offer to purchase, received by the Supervisor of Property and Insurance, be approved under the terms and conditions set down by City Council, being in this case the highest offer received.

RE: Lot E, Block I, District Lot 314
 S/S 47th Avenue, Between Dunbar & Collingwood Streets.

Zoned: RS - 1.

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS	CONDITIONS
Mrs. Julie Eng	E	106' x 112'	\$41,500.00	City Terms At 9%	Site contains fill; No guarantee given to soil stability.

6. Lease: N/S 1200 Block West 6th Avenue

The Supervisor of Property and Insurance reports as follows: -

"Lots 3 & 4, Block 273, D.L. 526, N/S 1200 Block West 6th Avenue were acquired from the Crown (Provincial) as of February 1st, 1973 to consolidate the City's holdings on the south shore of False Creek. These properties have been leased for many years to Sigurdson Millwork Co. Ltd., and we received the leases from the Province in May, 1973. The present leases were for a one year term, one from January 1st, 1966 and the other from April 1st, 1967, continuing on a month-to-month basis thereafter. The leased lands form an integral part of the company's operation and there are structures on both lots which were erected by the Company and under the terms of the lease remain their property, but must be removed on termination of the lease. One of the buildings on Lot 3 is sub-let to another company.

The rental on Lot 3 is \$2,180.00 per annum plus taxes; on Lot 4, \$590.00 per annum plus taxes.

After reviewing the leases, it was decided that the rentals should be increased but due to the uncertainties of the staging of False Creek redevelopment, it was deemed advisable to enter only a short term lease. Negotiations were entered with these two objectives and the lessee has now agreed to the following terms:-

Rent:

Lot 3 - \$ 7,120.00 per annum
 Lot 4 - \$ 1,901.00 per annum
 Plus an amount equal to taxes as if levied.

Term:

One year from November 1st, 1973 and month-to-month thereafter.

BOARD OF ADMINISTRATION, SEPTEMBER 7, 1973.....(PROPERTIES - 6)

Clause 6 ContinuedConditions:

The lessee to remove any structure, including foundations at his own expense, and leave the lands in a neat and tidy condition upon termination or surrender of the lease. The agreement to be drawn to the satisfaction of the Corporation Counsel and the Supervisor of Property & Insurance.

RECOMMENDED that Lots 3 & 4, Block 273, D.L. 526 be leased on the foregoing basis, it being noted that the Director of Planning has concurred with the 1-year term of lease from November 1, 1973."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

7. Lots A,C,D, F, G, & I, Block 32,
D.L. 332, (Fraserview); Plan 14614.
S/S Ancaster Crescent, Between Fraserview
and Harrison Drives.

Recommended that the following sales by tender, received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in each case the highest offer received.

RE: Lots A, C, D, F, G, & I, Block 32,
District Lot 332 (Fraserview); Plan 14614.
S/S Ancaster Crescent, Between Fraserview and
Harrison Drives.

Zoned: RS - 1.

<u>NAME</u>	<u>LOT</u>	<u>APPROX. SIZE</u>	<u>SALES PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Montroyal Estates Ltd.	A	Irregular 5,159 sq. ft.	\$30,157.00	City Terms at 9%	----
Ben C. Frith Building Construction Ltd.	C	Irregular 6,331 sq. ft.	\$30,200.00	City Terms at 9%	----
Victor & Elsie Wittenberg	D	Irregular 7,278 sq. ft.	\$30,995.00	City Terms at 9%	----
Ideal Holdings Ltd.	F	Irregular 8,030 sq. ft.	\$30,157.00	City Terms at 9%	----
Starlight Construction Ltd.	G	Irregular 7,554 sq. ft.	\$30,900.00	City Terms at 9%	----
Starlight Construction Ltd.	I	Irregular 6,890 sq. ft.	\$30,900.00	City Terms at 9%	----

CONSIDERATION8. Parks Purchase Program

The Director of Finance has referred the following report to your Board for Council consideration.

"A communication has been received from the Chairman of the Board of Parks and Public Recreation regarding a resolution passed by the Board on August 20, 1973, as follows:

'RAVINE PARK - SOUTH ENTRANCE

The Board was advised that the south entrance to Ravine Park off West 36th Avenue is only 47.75 ft. wide. The old home at 2155 West 36th Avenue, adjoining the entrance to this linear park is presently for sale for approximately \$50,000. If the home is purchased and demolished it would give an additional 100.85 ft. of frontage to the entrance of Ravine Park.

It was reported that this property was not listed on our Table I and Table II purchases but the Board should approve purchase of this property with park site purchase funds as any new owners most probably will do extensive renovations and needed maintenance that will increase any future price considerably.

It was regularly moved and seconded,

RESOLVED: That the Board approve purchase of the property with park site purchase funds to add to Ravine Park.

- Carried'.....

It is noted that the property does not appear on Table I or Table II of the Parks Board property purchase program, but that nevertheless the Board has decided it is an opportune time to make the purchase. If Council approves of the Board's action I would recommend that the 1973 Parks Acquisition Capital Program available funds be used to purchase this property, and that the Supervisor of Property & Insurance be instructed to complete negotiations for this property."

Your Board submits the above report for Council's consideration.

INFORMATION9. Report on Current City Terms re Property Sales

The Supervisor of Property and Insurance reports as follows:-

"City Council, on July 31, 1973, approved a report from the Supervisor of Property and Insurance with respect to the sale of certain City-owned property. At that time Alderman Pendakur moved that the Supervisor of Property and Insurance be requested to report back on current City terms regarding property sales.

Council is advised that, prior to the present method of reporting, each sale was reported in considerable detail quoting the conditions of sale. In a move to stream-line the reporting system and reduce unnecessary repetition, City Council on October 10, 1962, approved the following City terms in the sale of City-owned properties:-

Clause 9 Continued

- (a) Every sale of real property shall be subject to the payment by the purchaser of all land registration fees and of all taxes, rates or other charges whatsoever, whether Municipal, Provincial, Federal or otherwise now charged or chargeable, or hereafter to be charged upon or against the real property under sale, or against or by the City in respect thereof.

Such taxes, rates or other charges shall be pro-rated from the date of sale, or in the event that the real property so sold is exempt from taxes, rates or other charges, such pro-rata shall be based on the estimated taxes, rates or other charges which would have been payable if the said real property had not been exempt.

- (b) Every sale of unimproved real property by agreement for sale shall, unless otherwise specified, be on terms of one-quarter down and the balance of the purchase price to be paid in three equal payments in 6, 12 and 18 months after the date of sale, and shall provide for the payment by the purchaser of interest payable semi-annually from the date of sale on the balance of the principal amount outstanding from time to time.

The interest rate charged on property sales is set by the Director of Finance. This matter is reviewed semi-annually. Generally, the rate is arrived at by adding $1\frac{1}{2}\%$ to the prime bank lending rate. This method of determining the interest rate was approved by Council on August 19, 1969.

- (c) Every sale of improved property shall be made according to the terms negotiated, recommended by the Board of Administration and adopted by Council.

The rate of interest charged in the agreement for sale of such improved properties shall be the same as charged on vacant properties as per Council's Resolution of August 19, 1969.

- (d) Every deed or agreement for sale made with respect to the sale of real property by the City shall be sealed with the Common Seal of the City and signed by the Supervisor of Property and Insurance and the City Clerk, who are authorized to execute all such deeds or agreements for sale on behalf of the City."

Your Board

Submits the foregoing report of the Supervisor of Property and Insurance to Council for Information and notes that the interest rate to be charged by the City was adjusted to $9\frac{1}{2}\%$ effective, September 1st, 1973.

Department Report, September 7, 1973 (WORKS - 1)

WORKS & UTILITY MATTERS

INFORMATION

1. Lane Paving - Traffic Implications

The City Engineer reports as follows:

"On July 3rd, 1973 Council considered a report from the City Engineer giving further information about lane traffic problems and speed bumps with particular reference to the lane west of Kersland Street and the lane east of Heather Street and north of 54th Avenue. At that time Council moved that these two lane local improvement projects be undertaken, and, further "that the City Engineer be advised that Council would look with favour on the establishment of speed bumps in certain specific areas such as the one requested for Project 51" (Project 51 was the paving of the above two lanes).

In the Department Report before Council on July 3rd it was pointed out that we did not feel that traffic conditions in the above two lanes were unusual and, therefore, did not require any special speed bump treatment. Accordingly, the paving has now been completed in these lanes and speed bumps were not included in the paving.

As mentioned in the report there are some locations where lanes are being used to some extent as a short-cut and where speeds are excessive and, therefore, in these locations speed bumps may be helpful. Two lanes in this category are the lane south of 49th Avenue/Imperial Street from Tyne Street to Arlington Street and the lane south of 48th Avenue from 49th Avenue/Imperial Street to Frontenac Street. These lanes are paved and provide attractive "short-cut" routes for through traffic, over half of which is exceeding the 15 M.P.H. speed limit. In view of Council's resolution favouring speed bumps, we will be installing them on an experimental basis in these two lanes.

If the bumps prove to be successful, we will install them in other lanes which have similar problems of speeding and excessive use. The bumps will only be located in paved lanes, and the construction of the bumps need not be scheduled with the lane paving project.

The above is submitted for Council's INFORMATION."

RECOMMENDATION

2. Additions to Police Department Radio System

The City Engineer reports as follows:

"To relieve the present overload on the Police radio channels and to provide a more efficient radio operation for the Police Department, it is necessary to convert the Police radio system to a new radio frequency band and to expand the present five channel radio system to a seven channel radio system.

The improvement in the Police radio system was part of the recommendations made by the Consulting Engineer, Systech Corporation. The City officials' report on these recommendations was presented to the Standing Committee on Finance and Administration which recommended that Council approve the concepts in principle. This recommendation was approved by Council on May 29th, 1973.

This project is one of the four projects in the report which the City officials recommended but were not included in the 1971-1975 Five Year Capital Program. The Director of Finance stated that, if approved by Council, funds for this project will be provided from the unallocated 1973 Supplementary Capital Budget Funds.

To provide the new radio system for the Police will require the purchase and installation of six radio transmitters and the conversion of one existing transmitter to the new frequency assignment. It is proposed to install the new transmitters in 1973 at an estimated cost of \$56,000.

Department Report, September 7, 1973 (WORKS - 2)

Clause 2 cont'd

The system will not be operable until 1974 when the mobile radios in the vehicles and the remaining re-usable transmitter will be converted to the new frequencies. The estimated cost of the work required in 1974 is \$54,000.

The Police Department proposes to operate the new radio system so that a separate radio channel is assigned for each of the four Police districts and to have a separate dispatcher for each district. It is likely that this operation will require an increase of approximately three operations personnel. A request for these additional personnel will be submitted when the exact requirements and classifications are determined and funds will be requested as part of the 1974 Police Department Budget.

The improvements in the radio system should be put into effect as soon as possible to improve the communications to the field units and, consequently, to improve the efficiency of the force. The changes to the radio system may be proceeded with independently of the proposed renovations to the Public Safety Building because only a small part of the radio equipment is to be located in the building and this can be relocated easily.

The City Engineer RECOMMENDS that approval be given to implement the first phase of the addition to the Police radio system and that \$56,000 be appropriated from 'Unallocated Supplementary Capital Funds' for this project."

FOR COUNCIL ACTION SEE PAGE(S) 471

BUILDING AND PLANNING MATTERSRECOMMENDATIONS

1. Rezoning: S/E Corner 22nd Avenue
and Boyd Diversion (Mrs. D. Leung)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mrs. D. Leung, 627 Main Street, requesting an amendment to the Zoning and Development By-law whereby Lots 1-3, Sec. 48, NW $\frac{1}{4}$, THSL being the south-east corner of 22nd Avenue and Boyd Diversion, would be rezoned from a C-1 Commercial District to a CD-1 Comprehensive Development District.

The applicant states the purpose of the application is 'constructing a 42-suite senior citizens housing on the above location'.

Also submitted with the application is a letter from B.F. Leung, Secretary, Vancouver Chinatown Development Association, which states:

'In the last ten years the owners of the above property have had numerous meetings with various City officials to find a satisfactory use for the above property but without success. The rest of the 22nd Avenue frontage in this block is occupied with local stores which have been there for a long time, but they appear to be run down, and undoubtedly further stores would result in lowering their earning capacity; and making the development of any others a losing proposition. In addition, the current zoning requires a frontage setback of 24 feet, whereas the existing stores, built a long time ago, have no setback.

Accordingly we see no point in using the property for further store development, but we do feel that it is in a good location and of satisfactory size for use as a senior citizens housing project. It has many advantages for this purpose. It is across the street from a park containing a community centre, it is on a transit line; it is on reasonable level land and there are food stores available on the adjoining property.

The Vancouver Chinatown Development Association is a non-profit organization and we propose to build a senior citizens housing on this site, catering to all nationalities from all walks of life and not exclusive for Canadians of Chinese ancestry. The rental scale will be approximately \$75.00 to \$85.00 per month per suite inclusive of heating and kitchen appliances. There is a shortage of senior housings and we feel that we will contribute much happiness to the senior citizens who would be tenants in this project; who would have the advantage of participating in the activities in the community centre being involved in the classes day and the recreational activities. There is a neighbourly atmosphere in this community which the tenants in the project would be able to enjoy.

We have engaged a competent architect to prepare preliminary plans for this project; involving 42 suites of senior citizens housing units; each with its own balcony overlooking the park and the mountains in the distance. These housing units will undoubtedly be a distinct advantage for the area, supplying a need of housing for the senior citizens in the neighbourhood. There will be a first class management with rents as low as possible.

This is the only satisfactory use for this land that we have been able to find. Your favourable consideration of this project would be most appreciated. It will, of course, involve some minor zoning changes which we will advance through the usual channel.'

Clause No. 1 continued

Also submitted is a preliminary plan of development prepared by William S. Tong, Architect, 3615 West 19th Avenue, which indicates a three-storey structure with partial cellar, the building to contain 42 units with off-street parking provided at one space for each 6 units, plus one off-street loading facility. The main wall of the building maintains an approximate 17' setback from East 22nd Avenue, 20' from Boyd Diversion, 7' from the easterly property line and 48' from the centre of the east-west lane.

The subject property consists of 3 lots, two with a frontage of 50' and a third 70' onto 22nd Avenue with a general depth of 110', the total site area being approximately 16,700 square feet.

The subject lots together with Lots 4-8 to the East are zoned C-1 Commercial (local) with the remainder of the lots developed with small stores and offices with two of the buildings being two storeys in height having living quarters above.

Immediately across 22nd Avenue to the north is Renfrew Park which also contains the Renfrew Community Centre. The Southwest corner of Renfrew and 22nd Avenue is zoned C-1 Commercial and contains a gasoline filling station. All lots on the west side of Renfrew between 21st and 22nd Avenues are zoned C-1 Commercial, part of which is developed with a gasoline service station, store with living quarters, and the remainder with dwellings.

Locations of these buildings are shown on the plan attached as Appendix A to this report.

There is an over-abundance of local commercial zoning at the intersection of Renfrew and East 22nd Avenue and it is submitted that no additional local commercial facilities are required to serve the local neighbourhood. The use of the site for senior citizens' housing is a superior use as the senior citizens are close to the park, local shopping, and are on a transit route. It is considered, however, that the development as proposed is too dense, the building too high and excessive in floor area.

The City Engineer has advised that improvement of Renfrew Street and the Boyd Diversion from 14th Avenue to Nootka Street with curbs and pavement under the Local Improvement procedures is planned for 1974. The realignment of the intersection of Renfrew Street and the Boyd Diversion at 22nd Avenue would be part of the project wherein certain highway land will become excess to street requirements. A portion of the excess highway adjoins the subject lots in the rezoning application and the applicants have indicated their interest in acquiring the land for consolidation with their site. Sale of the excess highway land would require the approval of City Council, and the Supervisor of Property and Insurance is reporting separately on this matter. Such consolidation would be advantageous to both the senior citizens' development and the City by providing a larger site area and landscaped treatment at the intersection.

An area, in excess of street requirements, of some 6,100 square feet, could be made available for consolidation with the adjoining lots. This area is shown on the plan attached as Appendix B to this report. An easement is required for the existing sewer and water mains so that only about 1,950 square feet of this area adjacent to Lot 1 could be used as buildable land; the remainder would, of necessity, be required to be open landscaped area. The actual extent of these areas is subject to survey.

cont'd....

Clause No. 1 continued

The Technical Planning Board was of the opinion that the Floor Space Ratio applicable to Lots 1, 2 and 3 should not exceed 0.75, with areas in the cellar occupied by storage and heating plant being excluded from the floor area for the purpose of calculating floor space ratio; and that the height of the building should not exceed two storeys plus cellar. It is now recommended that the floor space ratio measured over the total area of Lots 1, 2 and 3 and the excess street land of approximately 6,100 square feet to be added to these lots, not exceed 0.61. This is equivalent to a floor space ratio of 0.75 over Lots 1, 2 and 3 and the building portion (approximately 1,950 sq.ft.) of the excess street land having regard to the two storey height limitation.

The Engineering Department is of the opinion that the developers may be able to have access to this land by the end of November of this year, if Council at the Court of Revision on August 16, 1973, approves the paving project for Renfrew Street-Boyd Diversion between 14th Avenue and Nootka Street.

In 1964, when dealing with the proposed Renfrew Ravine Park, City Council generally designated part of this area as future park subject to certain conditions (including the finalization of the boundaries), and at that time, the City reserved the right to maintain, construct and reconstruct public utilities over the property. The lower portion of the ravine, where the Boyd Diversion realignment is planned, is already filled. The Superintendent of Parks and Public Recreation has been made aware of the City Engineer's proposal to realign the intersection and provided the area of the land lying west of the proposed sewer and water main easement remains open landscaping, the Superintendent concurs with this proposal.

Two other parcels of land which will also become in excess of street requirements are shown on the plan attached as Appendix B. It is anticipated that the area south of the Boyd Diversion will be absorbed in the Renfrew Ravine Park. The owners of the Gasoline Service Station on Lots 20 and 21, Block 1, NE $\frac{1}{4}$ Sec.47, THSL (B.C. Hydro) have made application to obtain the land in excess of street requirements to the east of Lot 21 when available, for consolidation with their site so as to protect the viability of their activity. There will be a further report on this land at a later date.

It is therefore RECOMMENDED the application be approved with the CD-1 By-law restricting the development as follows:

- (a) Uses - Senior Citizens' apartments with customary ancillary off-street parking and loading.
- (b) Floor Space Ratio - not to exceed 0.61 but the area of space occupied by storage and heating in the cellar may be excluded. For the purpose of calculating the floor space ratio permitted, the site area may be taken to consist of lots 1, 2 and 3, plus that portion of the land in excess of street requirements located between the western boundary of Lot 1 and the east side of the realigned Boyd Diversion.
- (c) Height - not to exceed two storeys and cellar or one storey and basement nor 22' measured from the average building grade along East 22nd Avenue,

and subject also the following:

- (d) The detailed scheme of development is to be first approved by the Technical Planning Board after advice from the Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to the building providing adequate setback from the property line, suitable landscaped areas and off-street parking on the scale of a minimum of 1 space for every 6 units with a limited amount only of such parking being open surface parking.

cont'd....

Clause No. 1 continued

- (e) No part of the building shall be constructed west of the proposed sewer and water mains easement and the remainder of the land to be suitably landscaped to the satisfaction of the Director of Planning and Civic Development.
- (f) The applicants:
 - (i) obtaining approval of City Council following a report thereon from the Supervisor of Property and Insurance to the sale to them of the land in excess of street requirements between the west side of Lot 1 and the east side of the realigned Boyd Diversion, and,
 - (ii) giving an undertaking satisfactory to the Director of Planning and Civic Development that they will first provide a satisfactory arrangement with the City whereby Lots 1, 2 and 3 plus the portion of the street acquired will be consolidated into one parcel and registered in the Land Registry Office.

Should the above conditions not be complied with by the owners in order to permit the three readings of the amending By-law to be implemented within 180 days from this (Public Hearing) date, this approval shall expire.

The Technical Planning Board at its meeting held on March 23, 1973 recommended that the rezoning application be approved subject to the above conditions.

The Vancouver City Planning Commission at its meeting held on July 27, 1973 recommended that the rezoning application be approved subject to the above conditions and with the following specific recommendations:

- (a) THAT some consideration be given to including space for tenants' garden plots in the proposed landscaped area; and
- (b) THAT the design of the roof be modified if possible to allow for the preferences of the Chinese community in regard to peaked roof lines."

IT IS RECOMMENDED that the reports of the Technical Planning Board and Vancouver City Planning Commission be received and the application for rezoning be referred for the consideration of Council at a Public Hearing.

The Director of Finance and Supervisor of Property and Insurance are concurrently submitting a report for Council's consideration regarding the sale of a portion of the street to the developers of Lots 1, 2 and 3.

2. Building By-law:
Board of Appeal

The City Building Inspector reports as follows:

"The Architectural Institute and the Real Estate Board of Greater Vancouver late in 1972 recommended that a Board of Appeal from the Building By-law be established with powers to vary and interpret the Building Code. The City Building Inspector gave his reasons for opposing such proposal in a report to Council in May 1973 dealing with the adoption of the National Building Code. The Architectural Institute and the Real Estate Board have written to Council under dates of July 12th and July 20th respectively commenting on the Building Inspector's report and reiterating their position. Copies of their letters are attached.

cont'd....

Clause No. 2 continued

My position is not changed from what I outlined in my report of May 1973, the appropriate extract being as follows:

(1) A Board of Appeal with respect to the Building By-law should be set up

It is the opinion of the City Building Inspector that the Building By-law should not be subject to appeal. The By-law is comprised of regulations, most of which relate to safety and as such should not be subject to appeal. It would not be proper for example, for a board to rule in favour of an applicant who wants to reduce the assumed design loads or to increase allowable stresses in materials. Yet this could occur if such board had power to vary any clause in the Building By-law. Less obvious but equally important, such board should not have the power to reduce requirements relating to means of egress or fire protection. If it becomes apparent that the By-law should be changed, Council can amend it with little loss of time.

With respect to new methods and materials, there is flexibility in the By-law whereby the Building Inspector can allow such use if the applicant can demonstrate that the proposed equivalents will provide the level of performance required by the By-law. The Building Inspector who is motivated primarily by safety considerations is likely to make a sounder decision than a Board with a variety of motivations.

It is suggested that such Board should interpret the By-law. This is considered inappropriate since interpretation is the responsibility of the City's Law Department. Obviously the Building Inspector rules on many matters on a day to day basis. If an applicant feels the Law Department is wrong, he can have the matter resolved in the courts. If parts of the By-law are ambiguous, making interpretation difficult, Council can amend the By-law to make it clear and in such case interpretation would become academic.

These matters have been discussed with the Corporation Counsel and it is pointed out that the City could be found liable if a disaster resulted from a poor decision of such board. Furthermore, the Corporation Counsel points out the present enabling legislation would not permit such appeal board.

I want to add some comments on the points made in the letter from the Architectural Institute of British Columbia.

- (a) I doubt there are many areas in the Code which are subject to a variety of interpretations.
- (b) It has been my experience with a number of architects and professional engineers that their requests are in effect requests to waive the requirements of a given clause in the By-law. This is not a matter of interpretation. The proper procedure in such case is to amend the By-law.
- (c) Most of our differences with architects centre on fire safety matters. The architect may have failed to notice a given requirement and done a lot of design work which must be redone if it is to comply with the Code or the owner may be faced with significant extra cost. The architect then puts forward a different "interpretation." For example in an institutional use (which includes hospitals) patient's sleeping rooms are required to be separated from adjacent rooms and public corridors.

cont'd.....

Clause No. 2 continued

This means the doors must have a fire-protection rating and be equipped with self-closing devices. With the approval of the authority having jurisdiction, hold-open-devices may be installed. In a particular case the architects wished the clause to be "interpreted" in such a way that the self-closers could be omitted. The Building Inspector opposed this and referred the proponents to the Associate Committee for amendment to the Code if it can be clearly shown that such amendment is justified.

It is recommended that the submissions from the Architectural Institute of British Columbia and the Real Estate Board of Greater Vancouver be received."

3. Rezoning: N/s E. Pender between McLean & Woodland
(M. Gurniak)

The Director of Planning and Civic Development reports as follows:

"An application has been received from M. Gurniak, 2215 Charles Street, Vancouver, B.C., requesting amendment to the Zoning and Development By-law whereby Lot 15, Sub. 5 Block C, D.L. 183 be rezoned from RM-3 Multiple Dwelling District to M-1 Industrial District for the purpose of 'Electrical Contracting (Offices & Warehousing of Equipment & Tools)'.

The subject property has a frontage of 33' and a depth of approximately 118' and was occupied by an older type dwelling, now demolished. The two properties to the east of the property and immediately to the west are zoned M-1 Industrial. This is one of a number of lots that were left zoned RM-3 many years ago on the wishes of the then property owners when the lots on the north side of Pender and Commercial were generally rezoned to M-1 Industrial.

The Technical Planning Board at its meeting of June 15, 1973, recommended the application be approved.

On July 20, 1973, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the reports of the Technical Planning Board and Vancouver City Planning Commission be received and the application be referred for the consideration of Council at a Public Hearing."

INFORMATION

4. Suite at 2951 East 25th Avenue

The Director of Permits & Licenses reports as follows:

"A second letter of complaint has been received from Mr. Peter Ward and Mr. Roy Grass with respect to an illegal suite in the basement of the above building.

The above property is situated in an RS-1, One Family Dwelling District and under the regulations of the Zoning and Development By-law, the Technical Planning Board may grant a limited period of time for the retention of either a dwelling unit, or a housekeeping unit which has been continuously used and occupied from a date prior to June 18, 1956. Our records show that Development Permits were issued for the retention of the basement dwelling unit for a limited period of time expiring December 31, 1972.

cont'd.....

Department Report, September 7, 1973 (BUILDING - 7)

Clause No. 4 continued

On November 22, 1972, the first letter of complaint about the above basement dwelling unit was received from Mr. Peter Ward and Mr. Roy Grass. On November 28, 1972, City Council passed a motion that all existing Development Permits would be extended for a period of six (6) months, expiring June 30, 1973 and that a Committee was to be appointed to review the Illegal Suite Policy. Mr. Grass and Mr. Ward were notified of this decision by City Council.

On March 20, 1973, City Council passed a motion which extended the expiry date for illegal accommodation in the RS-1 Districts to December 31, 1974, provided a new Development Permit application was made. The owner of the property made an application for a new Development Permit and on April 16, 1973 this Development Permit was issued, thereby extending the limited time on the basement accommodation to December 31, 1974.

On August 15, 1973, inspection was made where it was found the building was occupied as a Two Family Dwelling, in compliance with the Development Permit. With respect to the drying of different kinds of fish on the lawns surrounding the building, the Health Department reports there is no evidence of this accusation and there are no violations of the Health By-law.

The foregoing is submitted for the INFORMATION of Council".

DELEGATION REQUEST: Mr. Peter Ward

RECOMMENDATIONS:

5. Development Permit Application No. 63576
2236 Kingsway
C-2 Commercial District

The Director of Planning and Civic Development reports as follows:

Mr. L.S. White for Coastal Propane Ltd., has filed the above noted development permit application to install a free standing propane dispensing tank on the above site, currently developed with a gasoline service station.

The Technical Planning Board and Vancouver City Planning Commission recommend that the Development Permit Application No. 63576 be approved thereby permitting the installation of a 500 gallon propane dispensing tank on this site to be used in conjunction with the existing gasoline service station subject to the following condition:

1. Prior to the issuance of the Development Permit, revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development clearly indicating the provision of a horizontal type 500 gallon propane tank in lieu of the vertical 12 ft. high tank

It is RECOMMENDED that Development Permit Application No. 63576 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

DELEGATION REQUEST: Coastal Propane Ltd.

Department Report, September 7, 1973 (BUILDING - 8)

6. Development Permit Application No. 63297
1407 E. 41st Avenue
C-1 Commercial District

and

Development Permit Application No. 63298
8320 Oak Street
C-1 Commercial District

The Director of Planning and Civic Development reports as follows:

Mr. L.S. White for Coastal Propane Ltd., has filed the above noted development permit applications to install a free standing propane filling unit on each of the above sites, currently developed with gasoline service stations.

The Technical Planning Board and Vancouver City Planning Commission recommend that the Development Permit Applications Nos. 63297 & 63298 be approved in accordance with the submitted applications thereby permitting the installation of a propane filling unit on each of these sites, subject to the following conditions:

1. Prior to the issuance of the development permit revised drawings are to be first submitted clearly indicating to the satisfaction of the Director of Planning:
 - (a) the provision of horizontal type units of a maximum capacity of 500 gallons, rather than the vertical type indicated on the original drawings;
 - (b) details of screening.
2. Screening to be provided within 60 days from the date of the installation of the proposed tanks and thereafter to be satisfactorily maintained.

It is RECOMMENDED that Development Permit Applications Nos. 63297 and 63298 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

DELEGATION REQUEST: Coastal Propane Ltd.

FOR COUNCIL ACTION SEE PAGE(S) 471

FINANCE MATTERS

RECOMMENDATION

1. City of Vancouver - Sun Life Policy
(Group Life Insurance Policy)

The Corporation Counsel reports as follows:

"Fowler & Associates Consultants Limited have submitted Amendments Numbered 10, 11 and 12 to the Sun Life Assurance Company of Canada Policy No. 8645-G&GD covering certain City employees, for approval.

Amendment No. 10 recognizes the members of the Vancouver Police Officers' Association as a separate unit effective April 11, 1972 and increases the life benefits for members of the Vancouver Fire Fighters Union, Local No. 18, from a fixed coverage of \$6,000 per member to \$1,000 coverage for each \$1,000 (or part thereof) of a member's salary effective September 1, 1972. There are some minor amendments which bring the policy up-to-date but do not affect the rights or obligations of the employees or the City.

Amendment No. 11 removes the coverage for employees of the Vancouver Museums & Planetarium Association effective February 1, 1973. There are some minor amendments which bring the policy up-to-date but do not affect the rights or obligations of the employees or the City.

Amendment No. 12 provides \$1,000 of insurance coverage to each of Robert Arthur Bodie, Alexander William Curran, Joseph Satterthwaite, James Edward Urwin, former City employees who are now employed by the Greater Vancouver Regional District, upon their retirement, subject to certain conditions contained therein, effective February 6, 1973. This provision was approved by resolution of Council of February 6, 1973."

The foregoing amendments are satisfactory, therefore, it is RECOMMENDED that the said Amendments Numbered 10, 11 and 12 be executed by the Mayor and the City Clerk and the seal of the City affixed thereto.

CONSIDERATION

2. Business Tax under the Municipal Act

The Corporation Counsel reports as follows:

"The Deputy Municipal Clerk of Burnaby advises that a ruling of the Supreme Court of Canada has held that Annual Rental Value as used in assessing business tax means net return to the owner.

Burnaby wishes the City to support its request to the Provincial Government for legislation to allow gross annual cost to the tenant for comfortable occupancy of the premises including such items as heating and real property taxes, to be the annual rental value.

cont'd

Clause No. 2 (cont'd)

Council may be interested in the provision of the Charter which is:

"285. Annual rental value shall be deemed to include the cost of providing heat and other services necessary for comfortable use or occupancy, whether the same be provided by the occupant or owner."

A reasonable reply to the request might be to indicate Council's support for legislation similar to the provision of our Charter."

The Corporation Counsel submits the above report for the CONSIDERATION of Council.

INFORMATION

3. Analysis of 1973 Property Tax Roll
for Single Family Residences

The Director of Finance reports as follows:

"Herewith submitted is the regular annual report showing the taxes levied on single family residences. The statistics on the attached exhibits are shown in stepped groups to demonstrate taxes paid by the different valued properties.

As a very large majority of single family residences are owner occupied and the owners are therefore eligible for the home owner grant, the taxes have been shown with the maximum allowable home owner grant deducted.

In Exhibit I the data is grouped in steps of general taxable value and shows the taxes payable at each level. Exhibit II is a summarization of Exhibit I with the groupings based on taxes payable. In Exhibits III and IV, the properties are divided up into three sub-groups based on the assessed values. For each sub-group, the figures are presented for the average net taxes, the rate of increase in taxes for 1972-73, and an analysis of the ratio of land to total assessed values.

The average total taxes (general, school and hospital) is \$580, and minus the home owner grant is \$380. These average taxes represent an increase of 6.8% over 1972. This average is the arithmetic mean of the total taxes and the total properties, and should not be confused with the median (what the average taxpayer pays) which was \$506 (net \$306).

As is demonstrated in Exhibit III, the rate of increase in taxes is different for the different sub-groups of single family residences. The lower valued properties experience a proportionately faster rate of increase in taxation than do the higher valued properties. For the period 1972-73, the lower valued properties experienced an increase in taxes (net of home owner grant) of 10.3%, whereas the higher valued properties had an increase in taxes of 5.6%

The phenomena by which the lower valued homes experience a proportionately higher rate of increase in taxes has been fairly consistent in the past few years. One factor which is operating to cause this is that assessed value of land is rising at a faster rate than assessed value of improvements. As is demonstrated in Exhibit IV the lower value properties have a higher proportion of their total investment in land than do the higher valued properties. For this reason, then, their taxes would tend to rise at a faster rate.

cont'd

Clause No. 3 (cont'd)

A second factor which accentuates this first effect is that improvements are taxed at 75% of their assessed value whereas land is taxed at 100% of assessed value. Thus, not only are improvements increasing in value at a slower rate, but also the increase is being discounted by 25%. While on this topic, it may be of interest to note that if improvements were taxed at 100% of assessed value for general purposes, the effect at the time of switch-over would be that each single family residence would experience a reduction in taxes of approximately \$10, and this reduction would be picked up by other properties having a higher proportion of improvements to land (apartments, commercial and industrial). If this action was taken to shift the tax base, the benefit would accrue proportionately greater to the lower valued homes, and could be seen as a recompense to the regressive features that have been highlighted here.

With the annual increases in the home owners' grant, there is some offset to this trend because the increases in the home owners' grant have a proportionately more beneficial effect on the lower valued properties. However, in recent years, the increase in the home owners' grant has not had sufficient impact to offset the trend of proportionately higher taxes for the lower valued properties."

The Director of Finance submits the above report for INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 472

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

AUGUST 30, 1973

A meeting of the Standing Committee of Council on Social Services was held on Thursday, August 30, 1973 in the No. 1 Committee Room, third floor, City Hall at 1:25 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Hardwick
Alderman Linnell
Alderman Marzari

ALSO PRESENT: Mr. J. Denofreo, Department of Human Resources

CLERK: M. Kinsella

The Minutes of the meeting of August 16, 1973 were adopted.

RECOMMENDATIONFOR COUNCIL ACTION SEE PAGE(S) 558

1. Report of the Family Division Committee of the Family and Juvenile Court

The Family Division Committee of the City of Vancouver were present to discuss with your Committee their report on the Family and Juvenile Court. (This Committee is composed of Ms. Helen McRae, Chairman, Messrs. I. Waddell and A. Pierce, and Const. Mears of the Vancouver Police Department.) The Family Division Committee's report, which is attached for information, contains a number of specific recommendations for improving the services and facilities of the Family and Juvenile Court.

Mr. Waddell, spokesman for the Committee, stated that the report was intended not only for City Council but also for the Judges of the Family and Juvenile Court and that recommendation 2 on page 2 of the report was directed specifically towards the Judges.

Your Committee reviewed in detail the comments and recommendations contained in the report of the Family Division Committee and

RECOMMENDS that, based on the recommendations contained in the report of the Family Division Committee of the City of Vancouver, Council:

- (a) authorize that the staff of the Family and Juvenile Court be increased to the extent necessary to enable the Probation Officers to effectively carry out their functions and to clear the backlog of cases which have accrued through the expanded jurisdiction of the Family Court into custody, maintenance, etc. and that there be a report back as soon as possible to the Standing Committee on Social Services on additional staff needs of the Family and Juvenile Court.

(NOTE: The Administrative Analyst is currently preparing a report on additional staffing needs of the Family and Juvenile Court and your Committee requests that this report be presented to it as quickly as possible.)

cont'd

Clause No. 1 (cont'd)

- (b) authorize a new person to be appointed as administrator of the Family Division Court with remuneration commensurate with the demands of a highly responsible position; such a person should be given clear direction that he or she is to run the whole system, except, of course, for any interference with the judges.
- (c) authorize the Standing Committee on Social Services to meet as soon as possible with the City Prosecutor and District Judge Eckardt to obtain their views on the Family Division Committee's recommendations that
 - (i) Family and Juvenile Court Judges, Prosecutors and Administrators be independent of the Criminal Division; the Judges to be directly responsible to the Chief Judge of the Provincial Court; the prosecutors and administrators to be responsible to City Council.
 - (ii) Prosecution and administration of the Family Court by the City Prosecutor's office be terminated and that instead there be established positions of Child Welfare Counsel and staff to assume the present responsibilities of the Prosecutor at Family and Juvenile Court. These staff should be orientated towards the prevention concept of child care rather than the crime-responsibility punishment concept which presently exists.
- (d) authorize the Family Division Committee to form a sub-committee to maintain liason with the Court Administrator, Child Care and Family Agencies, the Police Department, the legal profession and the Community. It is suggested that this sub-committee meet with the foregoing representatives on a monthly basis.
- (e) instruct the Provincial Court Administrator to delegate an appropriate official at the Family Court to schedule cases for trial on a realistic basis and to experiment with appointments being given for the hearing of cases, with a report back in due course to the Standing Committee on Social Services on the success or otherwise of this experiment.
- (f) instruct the Director of Personnel Services, in conjunction with the Provincial Court Administrator, to establish a new classification of "Information Officer", who would act as a general Court officer, and, in addition, would meet persons entering the Court and advise them of Court procedure and when the case would be heard. This person would also be responsible for the reception area.
- (g) instruct the Provincial Court Administrator to immediately implement the installation of food and beverage vending machines in the Family and Juvenile Courts.

FOR COUNCIL ACTION SEE PAGE(S) 558

2. Grant Request: Vancouver Status of Women Council, Transition House

Background: Council on July 31, 1973 approved the following recommendations of the Standing Committee on Social Services with respect to the grant request of the Vancouver Status of Women Council, Transition House:

Clause No. 2 (cont'd)

"A. approve in principle the need for facilities for women in the following situations (as outlined in the attached brief from the Status of Women Council)

- (i) Women on their own with children to support who are in the process of separation, divorce, maintenance and custody problems;
- (ii) Mothers who are faced with crisis such as a violent drunken husband who threatens either themselves or their children
- (iii) Mothers needing emergency housing because of eviction or demolition of cheap housing.

B. refer the brief from the Status of Women Council to the Director of Social Planning for review and report back to the Standing Committee on Social Services as soon as possible, such report to include details of possible funding, provision of housing, auspices, etc.

C. authorize the Chairman of the Standing Committee on Social Services to enter into negotiations with the Minister of Human Resources with respect to cost sharing of the proposed Transition House programme."

Your Committee had for consideration today a report from the Director of Social Planning, dated August 14, 1973. The Director of Social Planning supports the need for this service and recommends that

"The brief be referred to the Minister of Human Resources with a recommendation that this service, as described in the brief, be considered for inclusion in part of the services package to be made available under the provincial government's proposed Family and Youth Services Bureau.

Communication be maintained between the Social Services Committee and the Committee of the Vancouver Status of Women to assist in the development of this new service."

The Chairman stated that he had discussed this proposal with the Minister of Human Resources, who indicated that, while he acknowledges this as a necessary service, he would not be prepared to hand down a decision on the grant for a month or two.

The Director of Welfare & Rehabilitation put forward the suggestion that the Committee consider the possibility of utilizing part of the Bridge Y to provide services and accommodation for women in transition. He pointed out that the Bridge Y is not being used to full capacity (it has an average vacancy rate of approx. 40 beds/night). Another factor for using the Bridge Y is that the counselling and other services which might be needed by women in transition are currently provided. Mr. Boyd stated that should the Committee favour this proposal, a change in current policy would be needed as the City's present instruction to the Y.W.C.A. is that the Bridge Y be used as a facility for single women only; although, on occasion, women with children have been accommodated on an emergency basis.

cont'd

Clause No. 2 (cont'd)

RECOMMENDED that Council authorize the Director of Welfare & Rehabilitation to enter into discussions with the Vancouver Status of Women Council and the appropriate representatives of the Bridge Y to enable part of the facilities in the Bridge Y building to be used for services and accommodation for women in the following situations:

- (i) Women on their own with children to support who are in the process of separation, divorce, maintenance and custody problems;
- (ii) Mothers who are faced with crisis such as a violent drunken husband who threatens either themselves or their children;
- (iii) Mothers needing emergency housing because of eviction or demolition of cheap housing.

The Director of Welfare & Rehabilitation to report back as soon as possible to the Standing Committee on Social Services on the outcome of these negotiations.

3. Grant Request - Grandview Youth Programme

Background: On August 16, 1973, your Committee received a report and heard representatives from the Park Board and the Probation Services requesting a grant of \$3000.00 to alleviate an emergency funding situation with respect to the above programme which centres around a large non structured gang of youths, varying in number from 10 to 30, who congregate mainly around the premises of Queen Alexandra Elementary School, 1300 Block East Broadway. At that time, your Committee resolved to refer the grant request to the Director of Social Planning for an early evaluation report on the programme, to include discussion with the Police Officers involved in the programme.

Your Committee had before it today a report dated August 30, 1973 from the Director of Social Planning and a report dated August 30, 1973 from the Patrol Superintendent's Office. The Police Department's report, which is attached, supports the need for social intervention and establishment of a work programme to lure juveniles from the school.

The Director of Social Planning's report read in part as follows:

"THE YOUTH PROBLEM

A Community Police Team has been involved in the Grandview-Cedar Cottage area since April, 1973 and has had frequent contact with the group to the present.

Information from police indicates there are 25 persons (17 males and 8 females) ranging in age from 15 to 19 years, who congregate around the premises of Queen Alexandra Elementary School, 1300 East Broadway, during the evening hours.

From May 1 to the present, police records indicate eight complaints received by police. One call was attended wherein one charge was laid.

Information on how many of these individuals have had police/court contacts was unavailable for this report. However, police indicated a number had police contacts but tended to act out in other areas of the city. An example of one individual involved in a car theft and chase at 12th and Oak was cited.

Clause No. 3 (cont'd)

THE PROPOSED SOLUTION

Staff of the Probation Department in concert with an ex RISE Project person (Parks Board LIP Recreation Project), Cedar Cottage Neighbourhood Services staff, the Community Police Team and Parks Board, have worked together since mid August in developing a make work project, placing many of the above mentioned youths in temporary employment. The object of the programme has been to place individuals in temporary employment for a period of up to 30 days to:

1. disperse the group;
2. provide individuals with money;
3. fill the gap between end of holidays and school opening for those in the group attending school (a number do not attend school).

FUNDING

The Department of Human Resources has provided a grant of \$2,000 which is being handled through the Accounting Department of the Parks Board. \$1,596 of that grant has been expended to date. There was an income of approximately \$100.

Mr. Bingham, Department of Human Resources, was contacted on Wednesday, August 29, 1973, concerning the conditions, if any, respecting the grant. He stated that no definitive conditions had been established, but generally, these funds are granted on the basis of municipalities matching the grant dollar for dollar.

However, in the interim, should the city in concert with local area resources determine that a programme requiring longer term funding is required, Mr. Bingham stated that there is, "every opportunity to consider a rationale on-going programme involving provincial cost-sharing."

CONCERNS

There is little question that some immediate action was merited in this situation. The agencies involved should be complemented on the immediate efforts to divert these individuals from negative group behaviour.

However, the programme has already completed 15 of 30 days. The desire for the \$1,000 for staff is to hire two staff to work more intensively with fewer numbers of youths.

The programme is already consuming the efforts of three staff people plus the ad hoc advisory group. The length of the programme plus present resources already committed would not be warranted at this time in our judgment.

Since the programme overlaps with school and is voluntary, the desire of the youths to continue to work and the availability of jobs are serious questions which cannot be answered at this time, but would appear to put the programme, in its present form, in some jeopardy.

A number of these individuals do not attend school and have extensive police/court contacts. They require more than a 30 day work programme.

Clause No. 3 (cont'd)

The recent vandalism would re-inforce the need for:

1. a more intensive, longer range employment programme for certain individuals;
2. direct efforts be made by present resources already in the community to disperse the group and provide constructive alternatives with employers on part-time and after-school basis;
3. such a programme must be undertaken for all youths in the community, not only kids causing problems.

There is a very real possibility that such a programme will be perceived by the kids as rewarding them for bad behaviour when it may have no significant impact on their acting out behaviour."

The Social Planning Department recommend that the grant request for \$3000.00 not be approved. Mr. Purdy, Social Planner, stated that his Department is of the opinion that as there are only 15 days remaining in the programme, continuation until that time would not make that much of an impact on the behavior of these juveniles. It was pointed out, however, by representatives of the Probation Staff, Park Board and the RISE project that a number of these juveniles would not be returning to school and that there is justification for continuation of the programme and, in particular, of the work project. Following further discussion, your Committee

RECOMMENDS that Council

- A. approve a grant of \$1000.00 to the Grandview Youth Programme, these monies to be applied exclusively towards obtaining employment opportunities for the youth in the programme;
 - B. instruct the Director of Social Planning, in concert with area resources (including all those involved to date) and the Department of Human Resources to examine
 - i. the need for and feasibility of an on-going employment programme for young people in the Grandview Cedar Cottage area;
 - ii. programmes, activities and staff needed and/or already available to curtail illegal and disruptive groups and individual behaviour in the area, including anticipated costs and financing;
 - iii. more effective ways of jointly working together in the interim (prior to the integration of social services) to develop effective youth programmes and anticipate such problems as are before us today before they are crises, and report back to the Standing Committee on Social Services on these matters in three weeks.
4. Vancouver Opportunities Programme - Request for Classification and Salary Determination - 7 Positions

Vancouver City Council on May 15, 1973, approved the following recommendations of the Board of Administration:

Clause No. 4 (cont'd)

- "a. The Personnel Services Department be authorized to classify and determine salaries of the two existing full-time permanent positions in the Vancouver Opportunities Programme, and
- b. The Personnel Services Department be authorized to assist the Director of Welfare & Rehabilitation in his study of the need for further permanent staff by advising and recommending on salary and classification of any proposed new positions.

NOTE: This review could occupy up to one week of the time of a Personnel Officer II presently on staff. There could be some additional cost to the City in overtime to keep up with an already heavy workload."

Representatives of the Vancouver Opportunities Programme appeared before your Committee today requesting a recommendation to Council that the number of positions approved for classification and salary determination be expanded from five (5) to seven (7). The V.O.P. submitted a number of class specifications in support of their request. The Director of Welfare & Rehabilitation opposed the establishment of seven positions and stated that a review by his Department of the additional V.O.P. work load indicated a need for 2 additional permanent staff, making a total of four (4) positions to be classified by the Director of Personnel Services. This assessment was based on the work performance of staff doing similar jobs in his Department. He also pointed out that the Welfare and Rehabilitation Department has two full-time staff working on the V.O.P. programme.

The V.O.P. representatives stated that, at present, there are a number of workers on the programme on LIP grants. When the LIP grants are phased out, the V.O.P. programme would be left with only two staff members to carry out all the necessary work and would therefore have to rely very heavily on volunteers, which would not lead to efficient operation. The argument was made that V.O.P. workers have very often been out of the work force for a number of years and may be undergoing job training and therefore could not be expected to perform as effectively as regular welfare and rehabilitation staff. Therefore, your Committee

RECOMMENDS that Council

- A. approve the establishment of three (3) additional permanent full-time positions under the Vancouver Opportunities Programme and that the Director of Welfare and Rehabilitation be instructed to submit to the Standing Committee on Social Services within a reasonable period of time an evaluation of the operation of the programme with the expanded staff;
- B. instruct the Director of Personnel Services to proceed with classification and salary determination of five (5) positions for the Vancouver Opportunity Programme -- (as previously approved by Council on May 15, 1973.)

DELEGATION REQUEST: Vancouver Opportunities Programme

Aldermen Linnell and Hardwick left the meeting at this point. A quorum not being present, Aldermen Rankin and Marzari submitted the following recommendation:

5. Neighbourhood Information Centres

FOR COUNCIL ACTION SEE PAGE(S) 559

The Director of Social Planning submitted for consideration a report in support of a brief from the Conference of Local Area Councils requesting funding for paid co-ordinators for Information Centres. The Director of Social Planning's report read as follows:

"Background

There are about 20 Neighbourhood Information Centres in the greater Vancouver area (see Appendix I). They are sponsored by local area councils or local citizens committees and funded by the City in various amounts to cover cost of rent and utilities - to an aggregate total of some \$44,000 in 1973. Funds in the amount of about \$500 per centre are also provided by United Community Services.

The Brief which was submitted by the various local area councils recommends a tri-level funding formula - a total of some \$14,650 per centre for 15 centres in the Greater Vancouver Regional District (see page 5, attached Brief).

The share asked from regional municipalities is \$72,000 and \$54,000 from the City of Vancouver in which 12 of the 15 centres are located. That's \$10,000 more than has been approved for 1973.

Information Centres were originally staffed solely by volunteers. The presence of paid Co-ordinators in Information Centres grew out of an NSA demonstration project and LIP funding.

Experience has shown that where there has been a well trained, full time paid Co-ordinator, there has also been a significant improvement in the administration and services of the Centres.

A Neighbourhood Information Centre is different from almost any other public or private decentralised service because of its origin. It is born in the neighbourhood. It grows up in the neighbourhood. It belongs to the neighbourhood. It does not have to be decentralised because it already is decentralised. As such, it is central to a natural, unforced, almost un-noticed worthwhile community development process.

Information Centre criteria (see Appendix) call for an easily accessible service which provides information and referral regarding available public and private social services and programmes.

More recently, and specifically in the attached Brief, Information Centres have now pointed up the fact that they do a good deal more as well. This includes the housing of various community groups and providing the soil, the seed, and the cross fertilization for the growth of new and innovative social programmes. Information Centres also provide a place for neighbourhood councils and other citizens groups to meet.

In fact, because funding criteria, as originally adopted, discourages activities other than Information service, Centres have been loathe to detail their wider role in community affairs.

In practice, Information Centres and their Co-ordinators exhibit no ambition to be involved in effort outside their own local area boundaries. Any outside agency which tries to organize Information Centres into a more viable, visible and fundable group, is met with a healthy scepticism. To a large extent, it is this parochial attitude which gives the Neighbourhood Information Centre much of its character and its credibility. And while some see a weakness in the lack of enthusiasm for centralized funding, training and public relations effort, others see it as a strength which should be recognised and respected.

cont'd ...

Clause No. 5 (cont'd)

Even within the Information Services Joint Committee, which was formed in June 1971 to help solve common problems, individual Co-ordinators tend to be cool toward any effort which might dilute their commitment to their own local area. It has not been easy for Information Centres to establish their own identities and potential as neighbourhood multiple service organizations. The contribution that Information Centre Co-ordinators can make toward effective neighbourhood social service programmes goes largely unknown and unrewarded."

Mr. Denofreo, Executive Assistant to the Minister of Human Resources, advised that he has this matter on the agenda for early discussion with the Minister of Human Resources with respect to funding of Information Centres.

Your Committee discussed this brief in some depth with representatives of the Social Planning Department and Information Centre co-ordinators who were present for this item. Your Committee is basically in agreement with the proposal that information centres expand their terms of reference to include other services to the community, e.g. housing of various community groups and development of new and innovative social programmes. Therefore, your Committee

RECOMMENDS that

- A. the Director of Social Planning, in consultation with local area council representatives and others, be authorized to review and revise the criteria for Information Centres, with report back to the Standing Committee on Social Services as soon as possible;
- B. the City set a limit of 15 to the number of Information Centres to be funded by the City;
- C. Council agree in principle to a 1974 grant for Information Centres, not to exceed a total of \$54,000 (an increase of \$10,000 over 1973) - subject to the provincial government and UCS approving their shares as outlined in the brief, of \$111,000 for Vancouver Neighbourhood Information Centres.

Alderman Hardwick rejoined the meeting at this point. Therefore, a quorum being present, your Committee submits the following:

6. Community School - Bayview Elementary School

The Director of Social Planning submitted to your Committee a report on the Community School programme at Bayview Elementary School, requesting that \$5,000 be added to the Social Planning's Purchase of Outside Services (POSER) appropriation #7801/17 to pay the 1973 salary of the Bayview Community School Director. The Director of Social Planning's report read as follows:

"BACKGROUND

"It has been traditional in Vancouver that schools should only be used for school sponsored education programmes or by community groups on a formal rental basis. Following the development of the Queen Mary Community School in North Vancouver two years ago, many citizen groups have taken a keener interest in their own neighbourhood school and have appealed to the School Board for after school staff and programme support.

cont'd

Clause No. 6 (cont'd)

In an effort to stimulate a greater and more comprehensive use of Vancouver's schools, a proposal for a Community School was discussed with the School Board by Social Planning staff in July, 1972. At this time Social Planning made an offer of funds to facilitate the hiring of a community school director. The funds were to come from the POSER Account.

While the proposal was not acted upon at that time, the School Board did review its policy in regard to a more comprehensive use of schools and later announced that in the fall of 1973, two community schools would be developed.

PROPOSAL

The Social Planning Department continues its promotion of this development and has offered to assist financially in the Bayview Community School. Social Planning staff think that the community school concept would be very well demonstrated under the direction of the Bayview School principal. In the last three years this principal has generated considerable community participation in the affairs of the school; developed with her staff a very definite commitment to the larger Bayview community; conducted with adults, students and teachers, a study of educational goals for the Bayview School; and engaged outside agencies to conduct programmes in the school co-operatively with parents and school staff.

In a meeting with School Board officials, definite criteria for the operation of the Bayview Community School have been established. Social Planning, the School Board, Bayview School staff and the local Citizens Advisory Committee will conduct an on-going evaluation of the programme. All organizing members are responsible for the raising of funds for the continuation of the programme into the second year. It is planned that following a years demonstration, the Provincial government will be approached to assume a larger share in the funding.

By the time these arrangements with the School Board were completed, the Social Planning Department POSER Account had been expended or committed for 1973 and we are now unable to meet our 1973 offer of \$5,000 for the salary of the Bayview Community School Director."

Your Committee also had for consideration the following report from the Board of Administration on this matter:

"The Committee is this day considering the recommendations contained in a report of the Director of Social Planning on the above subject.

The Director of Finance has been consulted in this matter and he reports as follows:

'The Director of Finance recommends that Council refer the concept of the Community School Program, particularly with reference to the financing and cost sharing (i.e. School Board, Park Board, Social Planning) of the program, to the Finance and Administration Committee for consideration of who should be paying what proportions of the program costs. The Social Planning Department and Park Board should report to the Committee on the detail.

Clause No. 6 (cont'd)

Council may wish to approve the above report of the Director of Social Planning, prior to consideration of the cost sharing by the Finance and Administration Committee, but such consideration should take place at least with reference to future cost sharing.'

Your Committee discussed this item in some detail with representatives of the Social Planning Department and

RECOMMENDS that, subject to prior discussion of this report by the Director of Social Planning with the Chairman of the Standing Committee on Finance and Administration, with particular reference to the comments made in the Board of Administration report, Council approve the addition of \$5,000 to the Social Planning Department's Purchase of Outside Services (POSER) appropriation #7801/17 to pay the 1973 salary of the Bayview Community School Director, these funds to be provided from Contingency Reserves.

INFORMATION

FOR COUNCIL ACTION SEE PAGE(S) 559

7. Vancouver & District Public Housing Tenants Association Report on Improving Recreation and Skill Development in Public Housing Projects

The Vancouver & District Public Housing Tenants Association submitted to your Committee a comprehensive report setting out the needs for a recreation and skill development programme task force for residents of public housing projects in the City. This Association asked your Committee's support and endorsement of the attached recommendations. They have submitted a grant request for \$100,000 to the Provincial Government for funding of a number of recreational and skill development programmes for tenants of public housing as well as the community at large surrounding these projects.

Your Committee discussed at some length the proposals contained in this report. During the discussion, comments were made by Mr. D. Purdy, Social Planning Department, and Commissioner May Brown, Board of Parks & Recreation, who in the main, supported the recommendations of the Vancouver & District Public Housing Tenants Association. Commissioner Brown stated that the Parks Board is willing to assist in any way possible and questioned if better service could be provided through community centres and Parks Board staff. Your Committee was of the opinion that the recommendations of the Vancouver & District Public Housing Tenants Association warranted in depth discussion and therefore

RESOLVED that

- A. this matter by deferred to a special meeting of the Standing Committee on Social Services;
- B. the Director of Social Planning arrange for attendance at this meeting of appropriate representatives of the Vancouver and District Public Housing Tenants Association, Board of Parks & Recreation, School Board and the Social Planning Department.

The meeting adjourned at approximately 5:25 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 412

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON HOUSING

August 30, 1973.

A meeting of the Standing Committee of Council on Housing was held in No. 2 Committee Room, Third Floor, City Hall on Thursday, August 30, 1973 at 3:40 p.m.

Present: Alderman Harcourt (Chairman)
Alderman Massey
Alderman Hardwick

Absent: Alderman Rankin (Civic Business)

Also Present: Mr. W. Casson, Director of Housing
G.V.R.D.

Committee Clerk: H. Sugrive

RECOMMENDATION

1. Public Housing Projects: Administration:

The Assistant Director of Community Planning reported as follows:

"There are various public housing projects within the City now in various stages of development. Others may be advanced in the future. Projects concerned include:

- (a) Senior Citizens Housing
Kitsilano (2 sites)
4th Avenue and Wallace
- (b) Single People
Downtown East Side (2 sites)
Grandview Area (2 sites)
- (c) Family Housing
1st Avenue and Cassiar Street

Recent correspondence from the Province regarding its involvement in the Kitsilano senior citizens projects and the housing for single women in the Grandview area suggests that either the City or the Greater Vancouver Regional District handle the development of these projects through the design, tender and construction stages. Precedents in Burnaby, Surrey and in Vancouver in the West End senior citizens project now under construction have been cited. Previously in the City this work has been handled by Central Mortgage and Housing Corporation. C.M.H.C. staff have prepared sketch plans for the Kitsilano projects. The Grandview Single Women's housing has not yet reached this stage.

It is the view of the Departments of Planning & Civic Development and of Permits and Licenses that the handling of these phases of work for numerous housing projects, which are intended to form part of the total Regional District housing stock, would necessitate additional staff. Further as public housing is a function of the G.V.R.D. and will involve construction throughout the District, it seems logical, if a new arrangement is desired, that this phase of the work be handled by the Regional District. The Regional District is, in effect, employing the first stage of this procedure through preliminary design studies for the 4th Avenue and Wallace Street site.

The Director of Finance wishes the Committee to note that this change in administration may result in some costs presently absorbed by C.M.H.C. and the Province being transferred to the G.V.R.D. level.

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It is RECOMMENDED therefore that in view of the requests contained in communications from the Department of Municipal Affairs:

- (1) The City request the G.V.R.D. to undertake the necessary work involved in design, working drawings, tender calls and construction phases of public housing within the City of Vancouver,
- (2) Procedures initiated by the City for involving potential residents and residents of affected areas in the development of this housing be continued;
- (3) The Regional District undertake any necessary applications for rezoning, subdivision and related matters as required."

Following discussion on the report it was

RECOMMENDED:

- (i) That the Assistant Director of Community Planning's report dated August 22, 1973 be received.
- (ii) That the Council approve the following recommendations of the Assistant Director of Community Planning:
 - (a) The City request the G.V.R.D. to undertake the necessary work involved in design, working drawings, tender calls and construction phases of public housing within the City of Vancouver;
 - (b) Procedures initiated by the City for involving potential residents and residents of affected areas in the development of this housing be continued;
 - (c) The Regional District undertake any necessary applications for rezoning, subdivision and related matters as required.

INFORMATION

2. Co-operative Housing

Mrs. Lisa Duprey, representing a group of five medium income families, interested in housing in the area west of MacDonald Avenue, presented a brief requesting the Committee for a piece of land approximately 100' x 120' or three 33 ft. city lots, in the west of MacDonald Avenue area. She stated that they proposed to either lease the land from the City, or have it purchased for them by the Provincial Government, who in turn would lease the land to them.

Mrs. Duprey further informed that their intention was to utilize the land for the creation of a Co-operative Housing cluster for the five families involved. This cluster would be of high quality construction making optimum use of the land. She also informed that they have retained Byron Olson as their architects. The Committee was further advised that the five families were now organized and had arranged for 100% financing. The only problem was land.

The Committee after discussion

RESOLVED:

- (i) That the communication from Mrs. Duprey be received

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and referred to the Director of Planning and the Supervisor of Property and Insurance for a report on the acquiring and the resale of the land in question near the University Endowment Land area.

- (ii) That the Director of Planning report to the Committee on the possibilities of rezoning the above land for the proposed housing.

(Mrs. Duprey was asked to make an appointment with Mr. R. Youngberg of the Planning Department for a discussion of the details of their proposal.)

3. Revised Draft Lodging House By-law And Use Of Lodging House Operator Permits

At its meeting on July 3, 1973, your Committee made the following recommendations which were approved by Council on July 17, 1973:

"RECOMMENDED the the Communtiy Legal Assistance Society be requested to submit to the Committee ways and means whereby the City of Vancouver have a legal authority to carry out repairs to privately owned premises in situations where the owners are unable or will not comply with the City By-law standards, rather than the City having to close down the premises because of By-law infractions.

FURTHER RECOMMENDED that the draft of the Lodging House By-law when submitted by the Health Department be distributed by the City Clerk to interested parties, asking for submissions to this Committee for the August 28th meeting. (A covering letter to indicate that Mr. Morgan and his staff are available for consultation.)"

The Draft By-laws were distributed to interested parties asking for submissions to this Committee. Submissions were received from:

- (a) British Columbia Hotels Association
- (b) British Columbia Motels & Resorts Association
- (c) Vancouver and District Public Housing Tenants Association
- (d) Vancouver Community Legal Assistance Society
- (e) United Housing Foundation

The Vancouver Legal Assistance Society clarified the following questions as hereunder:

Question: Could the City order that certain repairs to buildings be done and if the owner or person having actual control refuses to make the repairs, could the City enter and make the necessary repairs?

Answer: No, amendment to the Charter is necessary providing that Council can enter and bring the premises up to standard and charging the owners for doing so if they fail to comply.

Question: Could the City charge the owner or person in actual control with the expenses of repairs?

Report to Council
Standing Committee of Council
on Housing
August 30, 1973.

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Answer: If an amendment is sought with reference to question 1, then section 336 can be applied

Question: If owner or person in actual control of dwelling refuses to comply and chooses to close down the dwelling, could the City force the owner to operate as a hotel, lodging house etc.,?

Answer: Presently under the Charter, the City does not have the power to do this.

In view of active and encouraging participation by the interested parties in the proposed Draft Lodging House By-law and envisaged amendments to the City Charter with reference to the Lodging House By-law it was

RESOLVED:

- (i) That submissions made by the above parties be recieved.
- (ii) That the proposals suggested by the various groups be studied by the Director of Environmental Health and the Corporation Counsel, and a joint meeting with the groups and the City officials be held to divide up those sections of the By-law which do not require charter amendments and submit a Revised Draft By-law to the Committee in one month's time.

At this point the meeting adjourned to an 'In Camera' session at 4:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 473

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REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON WATERFRONT & ENVIRONMENT

August 30, 1973

A meeting of the Standing Committee of Council on Waterfront and Environment was held in No. 1 Committee Room, Third Floor, City Hall on Thursday, the 30th day of August, 1973, at 7:30 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Linnell
Alderman Massey
Commissioner DuMoulin

ABSENT: Alderman Marzari (Civic Business)

COMMITTEE CLERK: H. Sugrive

RECOMMENDATIONS

1. FLOATING OFFICES AND OTHER STRUCTURES
AND LIVE-ABOARDS IN VANCOUVER HARBOUR

The Chairman advised the meeting that no policy has yet been recommended to Council on the question of floating offices and live-aboards in Vancouver Harbour. He stated that the City had no control over these vessels as the term vessels restricted them to the water, and, therefore, the City was unable to collect taxes of any form from them, unless they required a sewer connection to the City's sewer system. However, in the case of Mr. Waisman's floating structure, he has given to the City, in writing, his agreement to pay taxes to the City once a policy has been established.

The Planning Department reported that it was coming very close to having a report ready for the Committee on taxes for floating offices and structures but that it was further away from a report for taxes on floating homes. The Chairman felt that perhaps the Planning Department, before submitting their draft report to the Committee, should meet with the National Harbours Board to discuss the matter in further detail.

(a) National Harbours Board

Representatives of the National Harbours Board were present at the meeting for the discussion of floating homes in the Burrard Inlet and to elaborate on their letter of July 4th, 1973, to the Chairman. The National Harbours Board advised that it was presently investigating the situation of the floating homes and other structures in the harbour and was quite interested in what advances the City has made in this respect.

The National Harbours Board advised that they, as well as the City, had no actual control over these vessels or the number of such vessels coming into the harbour. As soon as one of these floating homes was classified as a vessel and periodically moved the vessel from one point to another, then they were within their classification. Due to the large number of vessels in the harbour, it was impossible for the Harbour's Board to investigate each one separately.

Dr. E. Khan of the National Harbours Board submitted to the Committee for perusal, a copy of the National Harbours Board's By-Laws and Act, in the hope that possibly some definition in the Act or By-Laws could put some restriction on the number of boats

Clause 1 Cont'd

coming into the Harbour, or the quality that should be required of these vessels.

The Director of Finance, Mr. Peter Leckie, advised the meeting, that after investigation into the matter of collection of taxes from the floating developments, he felt that there was no way in which the City could collect either property taxes, business taxes or license fees.

After further discussion in this regard, the Committee felt that a certain number of these floating developments in the Harbour added atmosphere to the Harbour, but that there should be some restriction on the number to be allowed to moor in the Harbour and some restriction as to the appearance to these developments and also method of collecting taxes from these developments.

RECOMMENDED:

THAT the Corporation Counsel report back to the Committee on the legal aspects of how the City can collect either the equitable or real property taxes or business licenses from the floating homes and developments as well as a means for control over them.

The Committee further felt that no further permission should be granted to anyone requesting sewer connections for floating homes, until such time as the study by the City and the National Harbours Board is completed.

The Committee and the National Harbours Board agreed that perhaps some restriction should be placed on the number of live-aboards that any one marina may accomodate, and that all of these possibilities should be investigated.

After further discussion, it was,

RECOMMENDED:

THAT the National Harbours Board be requested to inform the Council, as soon as it comes to their attention, of any impending floating structures, that are not vessels in accordance with the requirements of the National Harbours Act, so that the City in co-operation with the National Harbours Board can take the appropriate action against the unauthorized developments.

(b) Coast Floating Homes Association

Mr. David Cox and Mr. Bob Johnson of Coast Floating Homes Association were present at the meeting to discuss the question of live-aboards in the Harbour. Mr. Cox advised the meeting that there were presently about 500 boats with people living on them in the Lower Mainland area and about 100 in Vancouver itself. He stated that this number is somewhat lower than in the past, as other Councils have discouraged live-aboards.

Mr. Cox further advised that his concept for development was unique in that it would provide access to the waterfront, encourage tourists to the waterfront to view the developments and provide the waterfront with the atmosphere for the area. He felt that this type of life would only appeal to a limited number of people and would not encourage many to live on the water.

Clause 1 Cont'd

Mr. Cox felt that by making his development legal, it would provide a good police patrol for the waterfront, create an atmosphere and above all the City could set standards for the type of vessels to be allowed and the number permitted in each area and then would be able to collect taxes.

After further discussion, the Committee,

RECOMMENDED:

THAT the Director of Planning investigate and report back to the Committee in respect of prospects of live-aboards in different areas on the waterfront, in particular the Fraser River and Burrard Inlet, and also in relation to density in each location.

(c) Pacific Coast Fishermen's Mutual Marine Insurance Company and Kanata Marine Ways (1965) Ltd.

At a meeting of the Special Committee on Burrard Inlet Waterfront on June 28th, 1973, Mr. Sorbo of Kanata Marine Ways Ltd. presented a brief to the Committee in connection with improvements to his repair yard at the foot of Broughton Street. Mr. Sorbo informed the Committee that before commencing work on improvements to their repair yard, they must have a longer term lease. The Committee, at that time, made the following resolution:

"THAT in view of the fact that Kanata Marine Ways (1965) Ltd. serviced 700 boats, the Chairman be authorized to inform Marathon Realty Limited, the Lessors of the area, that the Committee considers this as a desirable longer term lease, compared to existing one year leases."

Vancouver City Council, at its meeting on July 3rd, 1973, when dealing with the issue, took the following action:

"THAT the resolution contained in item (b) of this Clause respecting lease to Kanata Marine Ways (1965) Limited, be referred back to the Committee for further report on details of the activities to be carried on."

In view of the above, Mr. H. Christenson attended this meeting to advise the Committee of the activities of his boat repair yard. He informed the meeting that Marathon Realty Ltd. had agreed to extend their lease to 1981, and since that time, they have now commenced renovations to the boat yard. He further advised that his Company had been in the boat repair business since 1945, and that this boat repair business was the busiest in British Columbia, and even more so now as some of the smaller Companies were going out of business and others were having problems with leases.

Mr. Christenson felt that a boat repair business, such as this one, fits into the general waterfront aspect and that people want to see boats, whether pleasure or commercial, and with the construction of their new buildings and the replacement of some much needed equipment, he felt that this would attract even more people to visit the waterfront.

After further discussion, the Committee,

Clause 1 Cont'dRECOMMENDED:

THAT Council consider the activity of Kanata Marine Ways (1965) Ltd. presently in operation as viable industry of the type which is not only desirable but essential for long term policy for the waterfront development.

INFORMATION2. Communication - Bureau of Transit Services

The following communication was received from the Bureau of Transit Services, dated August 20th, 1973:

We have advanced further with our review of transit planning for downtown Vancouver, and wish to report to you at this time some formative considerations for plans for the Burrard Inlet waterfront area. There are a number of options we would wish to keep open for passenger facilities and routes for transit in the downtown area.

We see a need for a number of types of services being required in future to form an integrated system for passenger travel to and from the Central City area. In addition to local downtown peninsula and city-wide local BUSES circulating on regular streets, we would see the following more intensive transit services meeting the needs of the City and Greater Vancouver Region: (a) Light Rapid Transit Lines linking the downtown area with Burnaby, New Westminster and Surrey; with Richmond and the International Airport; and, potentially, with North Burnaby via the Hastings corridor; (b) commuter rail from the P.N.E., the Coquitlam area and the North Bank of the Fraser Valley; (c) long distance passenger rail and BUS, plus the airport limousine; (d) cross-inlet passenger ferry to the North Shore; (e) FASTBUS services to suburban communities and (f) transoceanic and cruise ships.

We invite at this time, the Waterfront Committee in its policy considerations to allow provision to preserve the options for facilities we see to be necessary for these transit services. Specifically, we would appreciate the following being considered as maximum requirements:

- (a) Double track for the Light Rapid Transit, and Commuter rail west of Granville to Cardero (and in future to the entrance of Stanley Park).
- (b) Four tracks to accommodate Light Rapid Transit, Commuter Rail and Long Distance Rail east of the main station at the foot of Granville Street (as far as Main and two tracks beyond) plus an additional two tracks in the station area itself, and
- (c) Waterfront ferry and deep sea docks.

We would anticipate the main station facility to handle up to 50,000 persons per day by 1980, mainly from light rapid transit and ferry services. We would see this facility located on the Waterfront between Granville and Burrard, occupying up to three levels in a specially designed structure. This facility would contain only passenger concourse, ticketing and boarding facilities.

Our interest is to avoid duplication in passenger terminal facilities for BUS, commuter rail, light rapid transit, ferry and deepwater passenger ship services. We can, through a combined facility, utilize the peak hour capacity for transit to serve the non-peak hour demands for cruise and transoceanic ships.

We shall be pleased to discuss these matters with you.

Clause 2 Cont'd

After a discussion of the letter from the Bureau of Transit Services, the Committee,

RESOLVED:

- (i) THAT the Communication from the Bureau of Transit Services be received.
- (ii) THAT the letter from the Bureau of Transit Services be referred to the Assistant City Engineer, Traffic Department, for a report on the implications of light rapid transit system and other forms of traffic in the downtown area.

The meeting adjourned at 9:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 473

JOINT REPORT TO COUNCILSTANDING COMMITTEES OF COUNCIL
ON CIVIC & COMMUNITY DEVELOPMENT

August 30, 1973

A joint meeting of the Standing Committees of Council on Civic and Community Development was held on Thursday, August 30, 1973, at 11:00 a.m. in the No. 1 Committee Room, City Hall.

PRESENT: Alderman Volrich (Chairman)
Aldermen Bowers, Harcourt, Hardwick, Marzari,
Massey, Pendakur and Rankin.

CLERK: M. James

INFORMATION1. West End Plan

Under date of August 23, 1973, the West End Planning Team composed of members of the Departments of Social Planning, Planning and Civic Development and Engineering, submitted as per the previous instructions, a draft West End plan for the consideration of the joint Committees. Also submitted to the meeting was a report dated August 23rd, which summarized the background, methodology and summary of the draft West End plan.

The Chairman advised the meeting that this material was placed before the joint meeting for information only and that the West End Planning Team was not asking for approval even in principle. At the present time, the Team merely wished to present the plan and have it discussed.

The Team, in speaking to the report, advised that in addition to preparing this plan, they had distributed 130,000 pages of information, held approximately 30 public meetings, responded to an unknown number of enquiries of a considerable range, provided 'input' to the Park Board, the School Board and the Technical Planning Board on various civic matters and had commented on approximately 40 various Development Permits.

In addition to the above, the Team was supplying a mailing list of approximately 500 to 600 with copies of their publication 'Street Scene', published a bi-monthly column in the West Ender and were working closely with representatives of the major media to keep the general public informed of the ongoing planning process.

The Team also advised that the proposed West End Citizens Planning Advisory Committee proposal had been abandoned for various reasons as the function that Committee was to perform was being handled through established groups in the area.

In connection with the report in particular, the Team advised that draft planning for some of the sub-sections in the West End is not fully complete and that further input from many sources is required before final recommendations can be made leading to the Zoning By-law amendment in December and the parks planning program. The Team noted that they were working with the recently engaged consultant hired to review the Zoning and Development By-law. In connection with the economic study and the study requested on the impact of condominiums etc., in the West End area, their submission was anticipated in October.

The Committee members then proceeded to review the draft West End plan document by divisions with the Team commenting on items as they appeared in the index of the draft plan.

cont'd....

West End Plan (continued)

Noted below and identified by section number and title are the comments of the Committee re each section of the plan:

3. Assumptions - it was suggested that the assumptions upon which the Team had based certain of their work should be delineated for the Committee and fully explained before proceeding further.

6. Population and Housing - in connection with the Sub-Areas developed in this section, the following comments were made by the below identified neighbourhood:

(a) Stanley Park Neighbourhood

Discussion occurred here re the matter of the type of population mix the present and projected housing might attract. There was concern expressed that this area might become unduly concentrated with retired persons.

(b) Coal Harbour Neighbourhood

The discussion in this area revolved around the future of the lands lying to the north of Georgia and to the west of Denman Streets and traffic patterns which might develop by the removal of the Motor Vehicle Inspection Station.

(c) King George Neighbourhood

Discussion occurred in connection with this neighbourhood and with the Lord Roberts Neighbourhood re population in the areas and the apparent disparity in the report's figures, but it was explained that the King George Neighbourhood has less land developed as housing.

The other areas were discussed briefly.

8. Open Space - the Team advised that the open space consultant and the Team were working very closely together and that there was being developed a series of guidelines for sub-areas in the West End. The overall plan for open space is expected to be available by the end of September.

9. Community Facilities & Social Services - this section of the report has not yet been completed and may be altered with the receipt of further information.

10. Transportation - parking as a major problem in the West End was discussed and also the matter of public transit. It was agreed there was a need for 'origin-destination' data to assist in transportation planning.

11. Physical Services - the matter was noted.

12. Urban Design - this section was discussed.

13. Specific Development - the recent negotiations re the land lying north of Georgia and west of Denman Streets was noted here.

14. Specific Policies - the various sections covered in this section were considered and certain comments re suggested proposals were placed before the Team for further consideration with the Committee suggesting that the matter of enforcement be given further weight.

cont'd....

West End Plan (continued)

At the conclusion of reviewing the report, the matter of the assumptions was again raised and it was pointed out to the Team that it was important for Council purposes to have as full a picture as possible of the economic ramifications of the proposals in the plan. The Committee members also noted that this was Council's first experiment in neighbourhood planning offices.

Other comments were put to the Team such as the apparent lack of advice and guidance of senior staff members of the three Departments composing the Team. It was agreed that a further meeting would be held for detailed discussion of the first six sections of the report from Introduction to Population and Housing which would include the neighbourhoods.

Comment was made on the economic study and the condominium study and the Committee was advised that the condominium study had been finished and was in the hands of the Clerk, and that the economic study was yet to be finalized from the material collected. The Team was asked to submit both of these direct to the Finance Committee.

After further discussion, the Committee

RESOLVED that the report of the West End Planning Team submitted by the Departments of Social Planning, Planning and Civic Development and Engineering and the draft West End plan be received for information only at this time.

Before the meeting adjourned, the Chairman, on behalf of the Committee members expressed congratulations to the Team for the work done to date and for the adherence to their time schedule.

The meeting adjourned at approximately 1:10 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 474

CITY OF VANCOUVERSPECIAL COUNCIL - SEPTEMBER 6TH, 1973PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, September 6, 1973, at 2:00 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick,
Linnell, Marzari, Massey,
Rankin and Volrich.

ABSENT: Aldermen Gibson & Pendakur

CLERK TO THE COUNCIL: M. James

The Mayor suggested that before the Council went into Committee of the Whole, that the Deputy Director of Planning & Civic Development be given the opportunity to speak to the matter of Development Permit Application No. 64147. This being a Development Permit Application received which was in the area to be considered for rezoning this day.

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,

THAT the rules of procedure be suspended to the extent that Council may consider Development Permit Application No. 64147.

- CARRIED UNANIMOUSLY.

The Council was advised that prior to the consideration of the rezoning application, Council should direct its attention to the particular development permit referred to by the Director of Planning & Civic Development and that Council should take action withholding the Development Permit as provided for in the Vancouver Charter.

MOVED by Ald. Bowers,
SECONDED by Ald. Marzari,

THAT the Development Permit be withheld for 30 days.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY.

1. Downtown Area

An application was received from the Deputy Director of Planning and Civic Development to rezone all lands as defined in the map attached to the application signed by the Deputy Director of Planning and Civic Development and dated June 12, 1973.

cont'd.....

1. Downtown Area (cont'd.)

In detail, the amendment sought, is as follows:

"

(a) To amend the text of the Zoning and Development By-law No. 3575 to:

- (i) amend the regulations of the (C-5), (CM-1) and (CM-2) Commercial District Schedules to control the bulk and density of buildings and reducing the permitted floor space ratio with certain discretions to the Technical Planning Board
- (ii) amend Section 10, subsection 2', whereby roof signs would not be permitted in the C-5, CM-1 and CM-2 District Schedules and facia, wall, canopy and projecting signs, or the supports, in the C-5 District Schedule are restricted in the same manner as in the C-2, C-2A and C-3 Commercial District
- (iii) delete the C-4 Commercial District Schedule and amend Section 9 of the said by-law by deleting the figures and words "(C-4)" or "(C-4) Commercial District", where they occur.

(b) To amend the boundaries of the C-5, CM-1 and CM-2 zoning District Schedules as shown attached to the application of June 12, 1973."

The application has been approved by the Technical Planning Board and by the Vancouver City Planning Commission. The Vancouver City Planning Commission in granting approval, passed the following resolution:

"

THAT the July 13, 1973 Report of the Department of Planning and Civic Development to amend the Zoning and Development By-law for the CM-1, CM-2, C-3, C-4 and C-5 Zones in the Downtown core, as an interim measure pending the final recommendations resulting from the review of the entire zoning by-law be endorsed and that in the event that this zoning by-law review be not completed in the time set by the Civic Development Committee of Council (December 1973) that this aforesaid interim measure be reviewed by the Department of Planning and Civic Development as to its effectiveness, etc. "

Also submitted to the meeting was a report of the Deputy Director of Planning and Civic Development dated August 2, 1973, which gave detail of the rationale for this application.

Mr. Campbell, Business Agent of the Sheet Metal Works' Association, Local 280, and representing Local 213, I.B.E.W., addressed the Council. He explained that he was speaking with respect to the prohibition of roof top signs.

Mr. Campbell noted that in 1970 Council adopted a By-law prohibiting roof top signs. In 1973 Council adopted the recommendations of the Standing Committee on Environment that the Director of Planning report back on sign control. On May 29, 1973, Council adopted the Board of Administration report of May 28, 1973, which approved an additional senior Planner to review sign control and to date, are not aware of the nature of his report. On July 27, 1973, a motion to amend the Sign By-law was introduced. Mr. Campbell stated concern

cont'd.....

1. Downtown Area (cont'd.)

with the haste at which the By-law was produced and that they were only notified within the last few days that there would be a Public Hearing, and therefore, would like more time to study the By-law to prepare a good case. A portion of the proposed by-law changes would declare the present roof top signs to be non-conforming and thereby allow Council to declare signs offensive and request their removal. Mr. Campbell asked that the people concerned directly with these by-laws, be given an ample opportunity to present their case.

The Deputy Director of Planning & Civic Development advised a Planner is working on the Sign By-law and it should be ready by the middle of 1974.

Mr. H.P. Bell-Irving, President of A.E. LePage Watern Limited, spoke to Council and advised that he supported the proposed rezoning in principle.

Mr. Bell-Irving brought to the attention of Council, the one block area on Georgia Street between Thurlow and Bute and suggested that instead of being re-zoned from CM-2 to CM-1, the zoning be left as CM-2 as all but the northeast corner of Bute and Georgia Streets were developed to CM-2 standards.

Mr. A.G. Oikawa, Vice-President & General Manager, Western Realesearch Corporation Limited, read to and filed with the Council a statement dated September 6, 1973.

Mr. Oikawa also spoke to the area on Georgia Street between Thurlow and Bute and therefore suggested that the CM-2 proposed zoning be extended to Bute Street and be bounded on the south by Alberni Street and on the north by the southern boundary of the M-2 Industrial Zoning on the waterfront.

Mr. Gerald Hamilton, Architect, spoke to Council representing himself and advised that he agreed in general with the proposed rezoning but pointed out that certain iniquities might result.

As an example, Mr. Hamilton used a proposed development for the Toronto-Dominion Bank at Davie & Burrard Streets pointing out that street widths had controlled building heights and that the proposed floor space ratio would be the basic criteria.

Mr. Hamilton also pointed out the question of the discretionary powers the proposed rezoning advanced to the Technical Planning Board and suggested that giving the Board discretion to allow floor space ratio's between 3.0 and 9.0 seemed excessive. Mr. Hamilton requested that some guidelines which would give architects criteria for floor space ratio allowance be developed.

Dr. Claus appearing on behalf of Neon Products Limited and the Illuminated Sign Manufacturers' Association spoke particularly in respect to the prohibition of roof top signs. He requested that their Company have more time to bring their presentation forward. At this time Mr. Claus passed around to the members of Council maps and models of roof top signs and commented that they did not create a cluttered effect. He advised that they have a rough draft of a code (guideline code).

He requested that a moratorium be declared so that a study session could be entertained.

The Mayor asked the Deputy Director of Planning & Civic Development how long part of an application could be left undealt with. He advised that there is no development permit on roof signs.

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1. Downtown Area (cont'd.)

Mr. W.J. McIntyre, representing the West End and Downtown Rate-payers' Association, spoke to the matter of the rezoning generally and suggested that Council was in need of a study which would indicate the economic effect of the rezoning. Mr. McIntyre referred to the "San Francisco Plan" which allowed higher buildings on the heights of land with decreasing building heights as development was established down the slope to the base. He also commented that there should be relationships developed between the waterfront proposals, the False Creek proposals and the West End proposals.

Mr. William Wilding, Architect, spoke to the Council and requested that consideration be given by Council to the question of how the densities in the proposed rezoning were arrived at and suggested that more discussion on the densities was needed.

Mr. Wilding also recommended the continued use of CD-1 zoning for unique sites and brought to Council's attention that under the proposed rezoning densities, a 9.0 would be allowed on one side of the street and 1.0 on the opposite.

Mr. Wilding also supported the development of guidelines so that architects could be more certain in designing developments.

Mr. D. Bodel, speaking on behalf of Dominion Construction Company Limited read and submitted a brief.

Mr. Bodel spoke particularly of the Dominion Construction Company's development known as the Bentall Centre on Burrard and Pender Streets and noted certain difficulties the Company would face.

The brief detailed requests of the Dominion Construction Company and closed with the following paragraph:

"In summary, we approve the overall reduction of the maximum floor space ratio from 12:1 to 9:1 but urgently appeal that the bylaw be amended so as to exclude from the calculation of building area the following:

- Service areas below grade for the use of occupants of the building providing that such areas do not exceed 10% of the total building area.
- Off-street parking and loading areas above grade which are for the use of occupants of the building.
- Areas above grade exclusively for the use of mechanical equipment."

The Mayor called for further interested speakers and there were no further presentations.

MOVED by Ald. Hardwick,

THAT further action on Subsection (ii) as shown on the agenda for today's meeting, which would amend Section 10, Subsection 21 of the Zoning and Development By-law, be deferred and that the Director of Planning & Civic Development report further on this proposal after consultation with the interested parties as soon as possible.

- CARRIED UNANIMOUSLY.

cont'd.....

Special Council (Public Hearing), September 6, 1973 5

At this point in the meeting, Council recessed at approximately 3:50 p.m. and reconvened with the same personnel present at approximately 4:05 p.m.

1. Downtown Area (cont'd.)

A letter from Paine and Associates, Architects, dated September 5, 1973, relating to the proposed rezoning was read to the Council.

MOVED by Ald. Hardwick,
THAT the letter be received.

- CARRIED UNANIMOUSLY.

The Council discussed the matter of the proposed rezoning and was advised by the Corporation Counsel that it would be appropriate to make certain amendments to the proposed By-law at this time and instruct that the proposed By-law as amended, be brought forward at a subsequent meeting of Council.

MOVED by Ald. Massey,
THAT the proposed draft By-law be amended so as to include in the CM-2 area that area bounded by Thurlow Street, Bute Street, Alberni Street and the lane north of Georgia Street.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
THAT the application be approved as amended and that the Corporation Counsel be instructed to bring in the appropriate amending By-law at the next meeting of Council.

- CARRIED UNANIMOUSLY.

2. An Application to Amend Section
12(1)(b) of the Zoning and
Development By-law No. 3575

The Deputy Director of Planning and Civic Development submitted an application to amend the Zoning and Development By-law to provide for the following:

" In addition to all other provisions of this by-law there shall be provided in any development, one parking space of not less than 12 feet in width where off-street parking is required or provided for 50 to 200 vehicles and two of such spaces in excess of 200 vehicles. Such parking spaces shall be clearly marked as being for the use of persons with a physical disability only, and the location of the same shall be subject to the approval of the Director of Planning."

The application had been approved by the Technical Planning Board and the Vancouver City Planning Commission.

cont'd.....

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2. An Application to Amend Section
12(1)(b) of the Zoning and
Development By-law No. 3575 (cont'd.)

The Mayor called for interested parties to come forward and
speak to the matter.

There were no speakers on this item.

MOVED by Ald. Linnell,
THAT the application be approved.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee Rise and Report.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY.

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The Special Council meeting adjourned at approximately
4:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 452

The foregoing are Minutes of the Special Council meeting
(Public Hearing) of September 6, 1973, adopted on
September 11, 1973.

A. Phillips
MAYOR

J. V. Little
DEPUTY CITY CLERK